



Jenkinson realestates

Ardent Road | Whitfield
Dover
Asking Price £395,000

Freehold

Energy Performance Rating = TBC

Link Detached Home

Offering Three Bedrooms

Driveway and Garage

Landscaped Rear Garden

Fully Fitted Kitchen

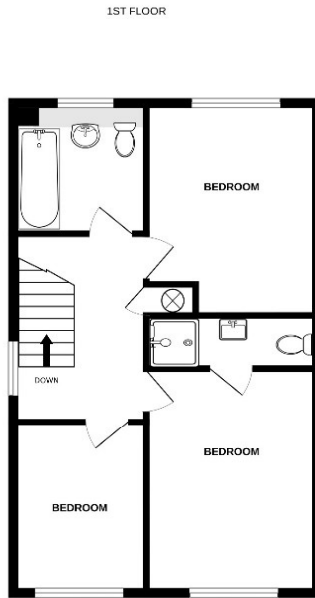
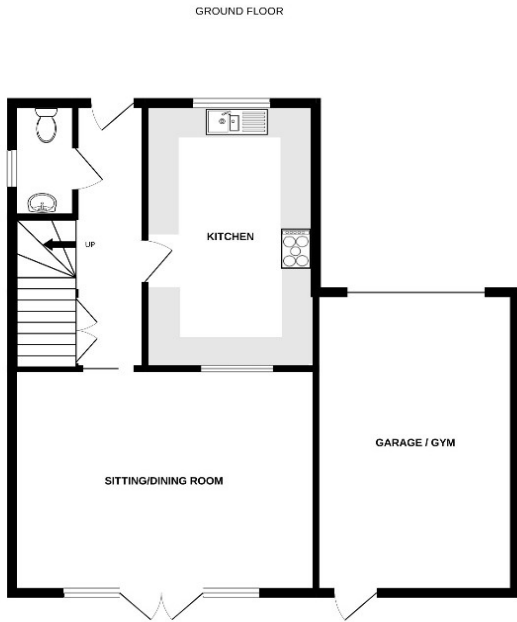
En-Suite to Master Bedroom

Jenkinson Estates are pleased to bring to the market this link detached home situated within a development in Whitfield, close to all the local amenities and with easy reach of the Port of Dover and motorway access to London. Accessed via an entrance hallway and leading to the kitchen, which is fully fitted and includes a breakfast bar, the sitting / dining room opens to the rear garden via French doors. The ground floor is completed with the W.C. The first floor continues to impress with three bedrooms, the master having the benefit of an en-suite shower room. The family bathroom completes the accommodation. Externally the property offers an enclosed rear garden, which has been landscaped and includes a large patio area, complete with a pergola. There is gated side access which leads to the front. The property also benefits from a driveway and a single garage, which is currently being used a home gym. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.

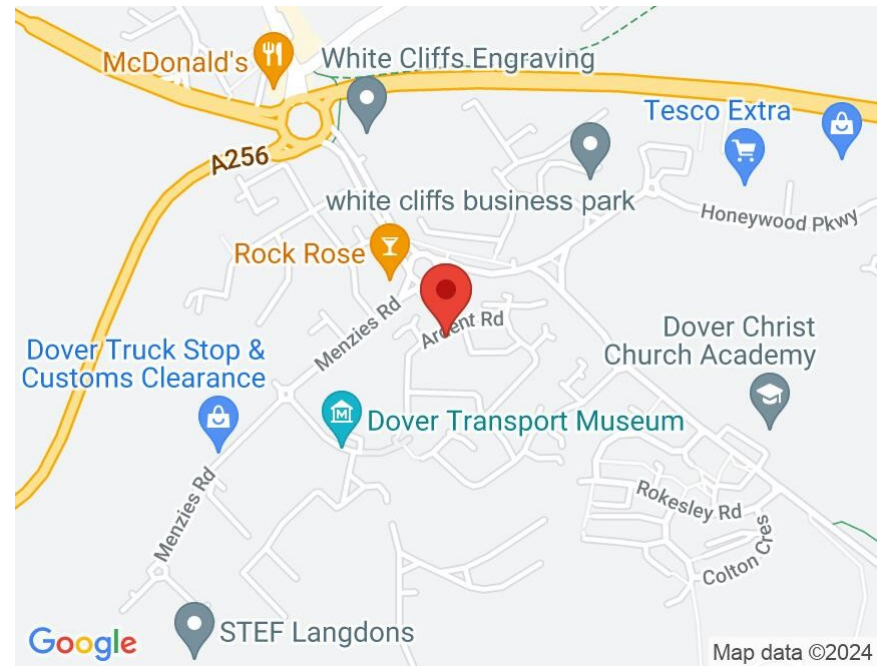


Council Tax Band D





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

Accommodation

Entrance Via;
Hallway

Kitchen / Breakfast Room
15'4" x 8'5" (4.67m x 2.57m)

Living Room
15'4" x 14'1" (4.67m x 4.29m)

First Floor Landing

Bedroom One
13'8" x 9'2" (4.17m x 2.79m)

En-Suite Shower Room
9'2" x 2'10" (2.79m x 0.86m)

Bedroom Two
11'9" x 8'6" (3.58m x 2.59m)

Bedroom Three
10'6" x 6'0" (3.20m x 1.83m)

Family Bathroom
6'6" x 6'2" (1.98m x 1.88m)

Rear Garden

Driveway

Garage (Currently used as Gym)
18'5" x 8'3" (5.61m x 2.51m)

