



**Connells**

Lynwood Green  
Dover



### Property Description

Built in 2021, this executive family home is part of an exclusive development in the sought after village of Whitfield. The home is beautifully presented throughout, finished to a high standard and provides comfortable living inside and out.

Through the front door, you are instantly welcomed to a bright and airy space leading in to the open plan kitchen dining room. The high quality kitchen enjoys an array of fitted cupboards, a breakfast bar and integral appliances including fridge freezer and dishwasher. The dining area has a vaulted ceiling with plenty of natural light through multiple windows. There is a separate utility room with further storage and space for washing machine.

The first floor comprises four bedroom, the main bedroom boasting an en suite shower room, the fourth bedroom currently being used as a dressing room with fitted rails and drawer space. There is a lovely family bathroom with modern suite including bath, WC and wash hand basin.

To the outside, the garden area has been fully upgraded with lime stone tiles, raised seating area, flower beds, covered hot tub, lights, speakers and electric points. There is off road parking for multiple vehicles and a garage space.

Viewings are highly recommended to appreciate all on offer with this wonderful home.



## Entrance Hall

## Cloakroom

WC and wash hand basin

## Lounge

19' 9" x 15' 10" ( 6.02m x 4.83m )

window, two sets of double doors leading to the garden, fireplace with sandstone surround, two radiators,

## Study

9' 1" x 6' 8" ( 2.77m x 2.03m )

## Kitchen

14' 6" x 9' 4" ( 4.42m x 2.84m )

wall and base units, work surface, sink and drainer, window

## Utility Room

6' 11" x 5' 1" ( 2.11m x 1.55m )

Wall and base units, work surface, space and plumbing for washing machine, central heating boiler and window

## Landing

## Bedroom One

16' 10" x 12' 4" ( 5.13m x 3.76m )

window, carpet, radiator, dressing area 5'9 x 4"7

## Bedroom Two

15' 3" x 9' 9" ( 4.65m x 2.97m )

window, carpet, radiator,

## Bedroom Three

15' 5" x 12' 2" ( 4.70m x 3.71m )

window, laminate flooring, radiators, built in racks and draws

## Bedroom Four

16' 10" x 7' ( 5.13m x 2.13m )

two windows, radiator, carpet

## Bathroom

bath with overhead shower, wc, wash hand basin, heated towel rail, part tiled walls

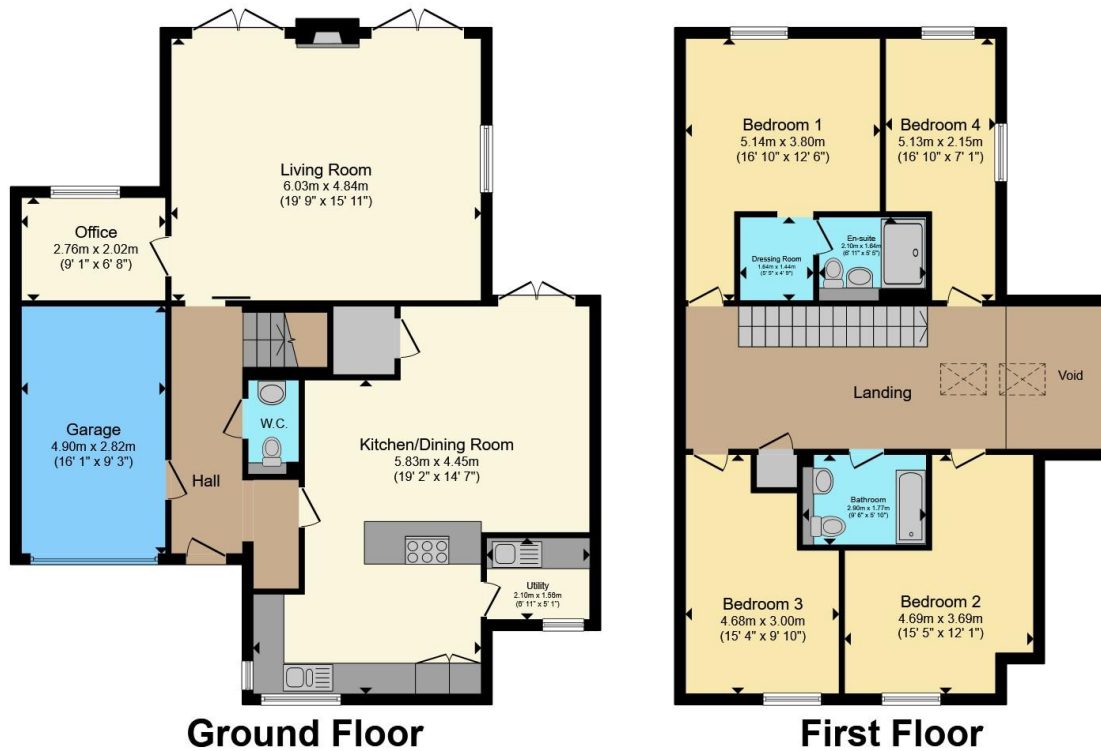
## Outbuilding

16' 1" x 9' 3" ( 4.90m x 2.82m )









Total floor area 192.8 m<sup>2</sup> (2,075 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: B Council Tax  
 Band: F

Tenure: Freehold

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