



38 Grace Meadow,

£425,000

DOMINIC MURPHY POWERED BY **exp** TM UK

@ dominic.murphy@exp.uk.com

🌐 dominicmurphy.exp.uk.com

☎ 01304 746 016

38 Grace Meadow,

Believed to be built in the early 1990's a wonderful unique four-bedroom home, which has been remodeled over its more recent years to create a wonderful stylish property.

This unique home offers spacious and versatile modern family living space, arranged over 3 levels, finished to a high specification with extensive extensions and windows to ensure the house is light.

Internally From the entrance hall is a welcoming hall, which has doors that lead into both bedroom two, the cloakroom and the lounge at the front. The mezzanine style lounge boasts steps down to the dining room which opens into the generous size rear conservatory. On a particular note the dining room lends itself perfectly for entertaining and a central hub of the house. Off the dining room is a small snug/office area and the quality fitted kitchen. The kitchen is fitted with a comprehensive range of cupboards with all the integrated appliances.. A staircase takes you up the first-floor landing with doors leading into: Bedroom one, three and four. There is also a further staircase that leads to the recently installed family bathroom.

Outside: The property is approached via a newly laid drive which provides parking for numerous vehicles. The rear gardens are low maintenance and mainly laid with quality astro turf. There is also a detached fully loaded cabin and a patio seating area, perfect for alfresco entertaining.

Location The property is located in a no through road just off of Bewsbury Cross Lane, in the oldest part of the village of Whitfield. It is close to the A2/A256 and has numerous amenities including a public house and is within a short distance to a retail park which includes a 24-hour Tesco store, Dover District Leisure Centre which boasts a range of facilities including a swimming pool. The village has two schools, Primary and Secondary, Whitfield and Aspen School (Primary) and Dover Christ Church Academy.













GROUND FLOOR
APPROX. FLOOR
AREA 627 SQ.FT.
(76.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.5 SQ.M.)

APPROX. FLOOR AREA 446 SQ.FT. (41.5 SQ.M.)