

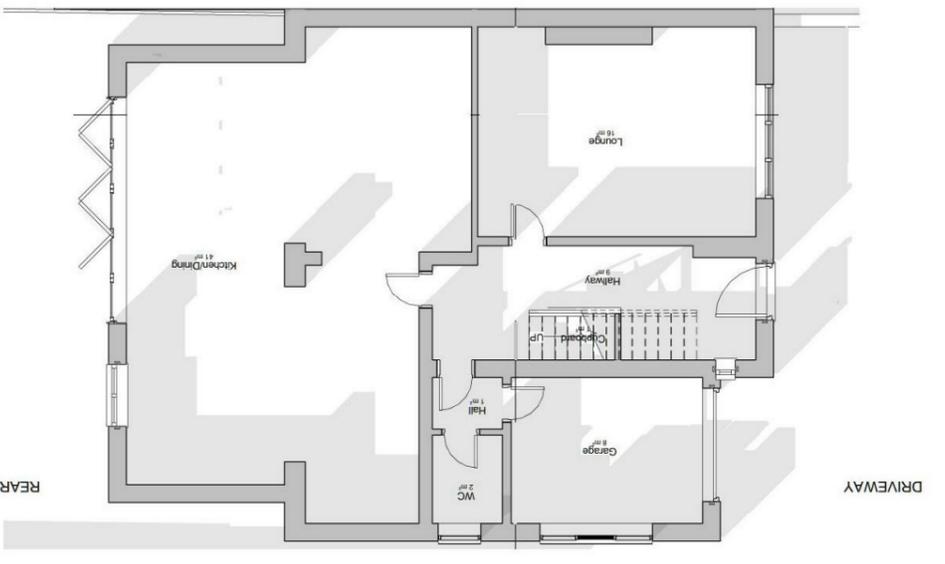
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (93-100)
Energy efficient	B (81-92)
Decent	C (69-80)
Below average	D (55-68)
Below average	E (39-54)
Poor	F (21-38)
Very poor	G (1-20)
Current	62
Possible	79



101 Sandgate Road, Folkestone, Kent, CT20 2BQ
 t 01303 255335 e folkestone@milesandbarr.co.uk



DOVER ROAD FOLKESTONE



**DOVER ROAD
 FOLKESTONE**

GUIDE PRICE £575,000

- Council Tax Band: E
- Four Double Bedrooms
- Off Street Parking
- Stunning Open Plan Living Space with Kitchen Island
- Bi-fold Doors on The Rear Patio with Mature Vines
- High Quality Finish Throughout
- Sea Views
- Garage
- Large Garden

LOCATION

Fast becoming a sought after place to be, Folkestone has seen much regeneration over the past few years, with much more planned going forward, especially surrounding the town centre and Harbour. Folkestone has a large array of shops, boutiques and restaurants as well as many hotels and tourist attractions. Folkestone is fortunate to have two High Speed Rail links to London, both offering a London commute in under an hour. There are great transport links to surrounding towns and cities and easy access to the continent too. With so much going on and with the future bright, Folkestone is an excellent location to both live and invest in.

ABOUT

FOUR DOUBLE BEDROOMS WITH EXTENDED OPEN PLAN LIVING & BEAUTIFUL GARDENS!

Executive family home presented to a very high standard throughout with large gardens and views of the sea. This property ticks all the boxes for anyone looking for a modern family living as well as a peaceful and quiet location. Offering an extended open plan living space to the rear with stylish kitchen including island which connects the space to the bright dining area with vaulted ceilings and roof lights. There is also a snug area in the corner for the kids. This beautiful room then opens up to the garden via bi-fold doors creating one big open plan space, ideal for growing families or entertaining on a grand scale. There is also a separate lounge for those cosy movie nights. Also on the ground floor is the cloakroom and access into the garage which is currently used as an office. On the first floor are three of the four double bedrooms, all beautifully presented and well looked after. The family bathroom boasts both bath and walk-in shower plus double sinks. On the the top floor is the grand master suite, the jewel in the crown of this stunning home. It offers the best views across the Warren & out to sea plus has a connecting dressing room with electric roof light. The rear garden has been beautifully cared for and offers a large lawn with surrounding borders full of colour. At the foot of the garden is a large log cabin, currently used as a workshop and shed but could easily be changed to suit all manner of needs. Homes of this calibre rarely come to the market and must be viewed to fully appreciate the high quality finish throughout.

DESCRIPTION

Ground Floor

Entrance Hall

Cloakroom

Lounge 15'6 x 11'11 (4.72m x 3.63m)

Open Plan Kitchen & Living Space 28'6 x 17'3 (8.69m x 5.26m)

First Floor

Bedroom Two 15'1 x 11'11 (4.60m x 3.63m)

Bedroom Four 12'1 x 8'7 (3.68m x 2.62m)

Bedroom Three 14'5 x 10'8 (4.39m x 3.25m)

Family Bathroom 12'10 x 6'8 (3.91m x 2.03m)

Second Floor

Master Suite

Bedroom One 19'2 x 14'1 (5.84m x 4.29m)

Dressing Room 10'2 x 7'11 (3.10m x 2.41m)

External

Front Garden

Driveway

Integrated Garage

Rear Garden

Summerhouse & Workshop

