

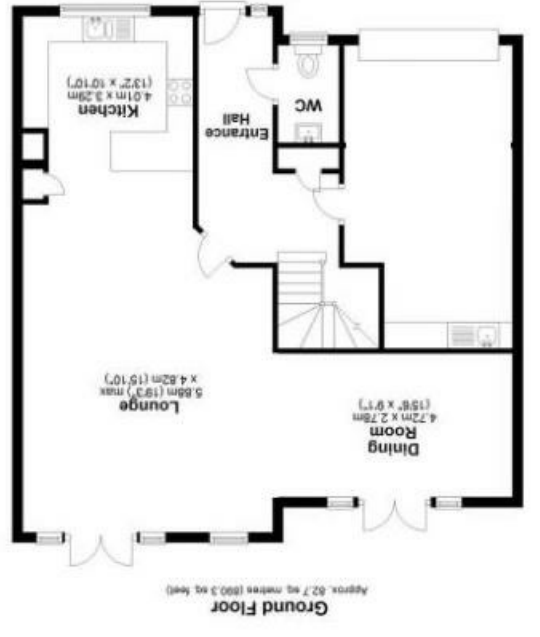
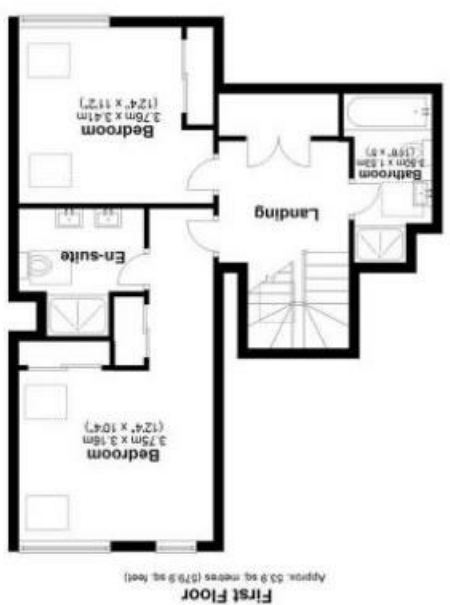
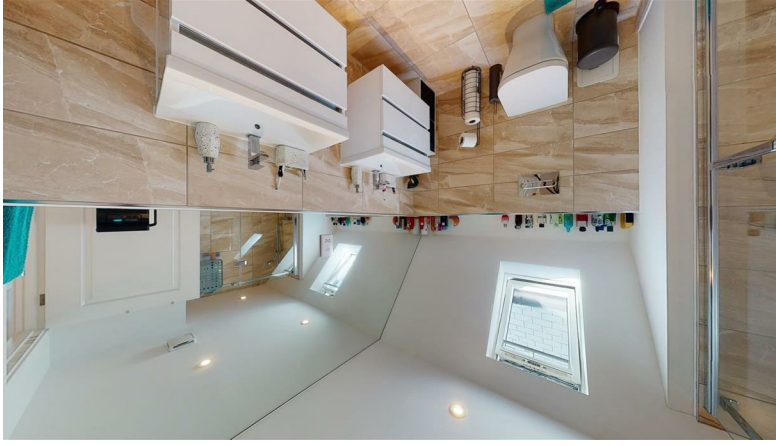
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific 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 (81-91)
Energy efficient - lower running costs	B (69-80)
Standard	C (55-65)
Energy inefficient - higher running costs	D (45-54)
	E (39-44)
	F (21-38)
	G (1-20)
Current	83
Possible	92



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RODEAN CLOSE FOLKESTONE



**RODEAN CLOSE
 FOLKESTONE**

OFFERS OVER £475,000

- Exclusive development
- Large rooms
- Modern open plan living space
- High quality kitchen with fitted appliances
- Driveway for two plus garage
- Versatile living space
- Secure & private garden
- Council Tax Band: E

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

EXECUTIVE HOME BOASTING MODERN OPEN PLAN LIVING AND VERSATILE ACCOMMODATION TUCKED AWAY IN A HIGHLY SOUGHT AFTER LOCATION!

Miles & Barr are delighted to market this stunning property which is presented in show home condition with huge rooms and position on a surprisingly large corner plot. The home has been well designed offering flexible living space to suit a variety of buyers. Roedean Close is tucked away in an exclusive development which was built less than seven years ago and offers block paved streets, ample visitor parking and well maintained borders & green spaces. The development is ideally situated just a short walk from Folkestone's central station as well as schools, parks and a short walk to the beach. Inside the property you are greeted into a grand hallway which offers an internal door into the garage. With the benefit of two parking spaces on the driveway the owners use the garage as extra storage and a utility room but there is plenty of space for a car as well. Off the hall is the downstairs cloakroom, storage cupboard and then access into the fantastic open plan living space. To the front of the property is the modern fitted kitchen, well equipped with a range of integrated appliances. This connects to the lounge diner via the breakfast bar creating a great modern space for modern family living or entertaining on a grand scale. The current owners have the far side of the living set up to cater for two home offices. This grand room is then connected to the garden by two sets of patio doors. Upstairs the bedrooms are off a large bright landing with big storage cupboards and family bathroom. Both bedrooms are doubles with fitted blinds, the master benefits from two built in wardrobes and a luxurious en-suite. Outside the garden is low maintenance, secure and very quiet. Offered with no onward chain.

DESCRIPTION

Entrance

Cloakroom

Kitchen Area 13'2 x 10'10 (4.01m x 3.30m)

Living Space 19'3 x 15'10 (5.87m x 4.83m)

Dining Area 15'6 x 9'1 (4.72m x 2.77m)

First Floor

Bedroom One 12'4 x 10'4 (3.76m x 3.15m)

En Suite Shower

Bedroom Two 12'4 x 11'2 (3.76m x 3.40m)

Bathroom 11'5" x 5'0" (3.50 x 1.53)

External

Rear Garden

Internal Garage

Driveway

