

## **Georgelle New Dover Road**

CAPEL-LE-FERNE, Folkestone

CT18 7JJ

**£650,000 FREEHOLD**

DRAFT DETAILS....FOR SALE WITH BURNAP + ABEL....Burnap and Abel are delighted to introduce this substantial four bedroom detached house located in the sought after location of New Dover Road in Capel-Le-Ferne. This property in our opinion good condition and comprises of a large lounge, kitchen, dining room, four double bedrooms and a family shower room. Additional benefits include separate study, utility room, dressing room and en-suite to main bedroom, en-suite to second bedroom, large corner plot, excellent countryside views, gas central heating and double glazing. For your chance to view call SOLE agent Burnap and Abel now on 01303 258590.





### Entrance Hall

With herringbone wood flooring and doors leading to

### Lounge

21' 2" x 14' 2" (6.45m x 4.32m) A large bay fronted lounge with herringbone wood flooring, gas radiator and double doors leading to

### Dining room

11' 5" x 10' 3" (3.48m x 3.12m) A good sized dining room with herringbone wood flooring, gas radiator and double glazed patio style doors leading to garden

### Kitchen

15' 1" x 11' 5" (4.60m x 3.48m) With a mix of wall and base units, roll edge work surfaces, oven and grill, 5 ring gas hob with extractor overhead, breakfast bar, double glazed window, tiled flooring and door leading to utility room

### Utility Room

11' 5" x 5' 9" (3.48m x 1.75m) A separate utility room with plumbing for washing machine, tiled floor, double glazed patio door leading to garden, door leading to study

### Study

11' 5" x 7' 11" (3.48m x 2.41m) A separate study with carpeted floor, radiator and double glazed window

### Garage

17' 5" x 17' 3" (5.31m x 5.26m) A large double garage currently being used as a home gym

### W.C

With wash hand basin and low level W.C

### Bedroom

18' 5" x 17' 5" (5.61m x 5.31m) A large double bedroom with carpeted floor, double glazed window and radiator, doors leading to

### En-Suite

Three piece En-suite comprising of a low level W.C, wash hand basin and corner panelled bath

### Dressing Room

A large separate dressing room

### Bedroom

14' 1" x 13' 5" (4.29m x 4.09m) A good sized double bedroom with carpeted floor, double glazed window and radiator

### En-Suite

Three piece En-suite comprising of a low level W.C, wash hand basin and corner panelled bath

### Bedroom

13' 4" x 12' 4" (4.06m x 3.76m) A good sized double bedroom with double glazed window, radiator and carpeted floor

### Bedroom

12' 9" x 8' 4" (3.89m x 2.54m) A good sized double bedroom with radiator, carpeted floor and double glazed window

### Shower Room

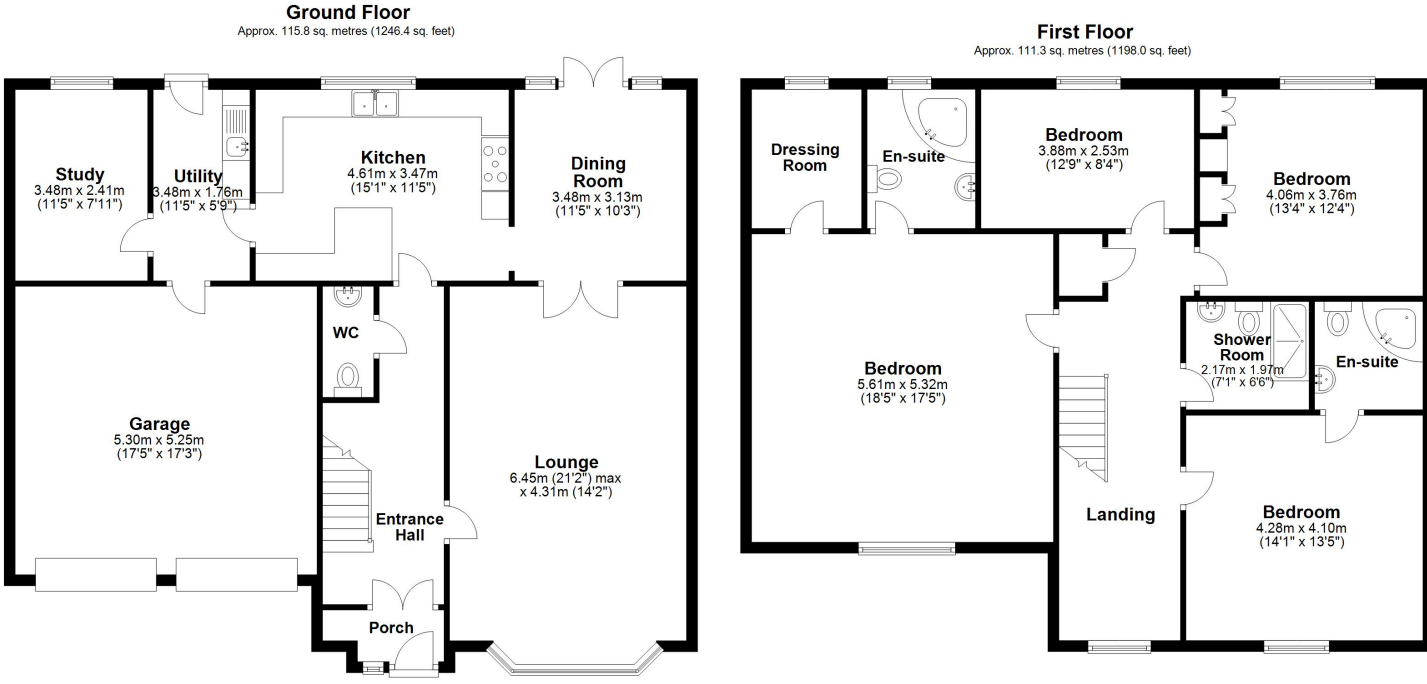
7' 1" x 6' 6" (2.16m x 1.98m) A three piece family shower room comprising of double shower cubicle, low level W.C and wash hand basin, tiled splash back

### Garden

A large rear garden with outstanding countryside views, mainly laid to lawn with fenced borders and a large patio area

### Driveway

Off road parking for four cars



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Plan produced using PlanUp.

