



## 162 Dolphins Road

Folkestone  
CT19 5QA

**£450,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to your new home on Dolphins Road in the charming seaside town of Folkestone. This beautifully extended 1930's semi-detached house offers a spacious and inviting living space, perfect for families or those who love to entertain. Step inside and be greeted by two reception rooms, ideal for relaxing with loved ones or hosting gatherings. The stylish kitchen/diner is sure to impress, with ample space for cooking up delicious meals and dining together. Upstairs, you will find three double bedrooms that provide plenty of room for rest and relaxation. The family bathroom offers a place to unwind after a long day and includes a bath and shower cubical. The icing on the cake is the integral garage and driveway, ensuring parking is never an issue. Venture outdoors to discover the large garden, offering endless possibilities for outdoor activities or simply enjoying some fresh air. Imagine sipping your morning coffee on the patio while surrounded by lush greenery. Don't miss out on this fantastic opportunity to own a truly special home in Dolphins Road. Schedule a viewing today and make your real estate dreams a reality.





Porch

Entrance Hall

Lounge

11' 5" x 10' 4" (3.48m x 3.15m)

Reception Two

11' 5" x 10' 11" (3.48m x 3.33m)

Dining Room

13' 7" x 9' 11" (4.14m x 3.02m)

Kitchen

11' 10" x 7' 3" (3.61m x 2.21m)

First Floor Landing

Bedroom One

13' 1" x 11' 5" (3.99m x 3.48m)

Bedroom Two

11' 6" x 10' 10" (3.51m x 3.30m)

Bedroom Three

10' 10" x 10' 0" (3.30m x 3.05m)

Bathroom

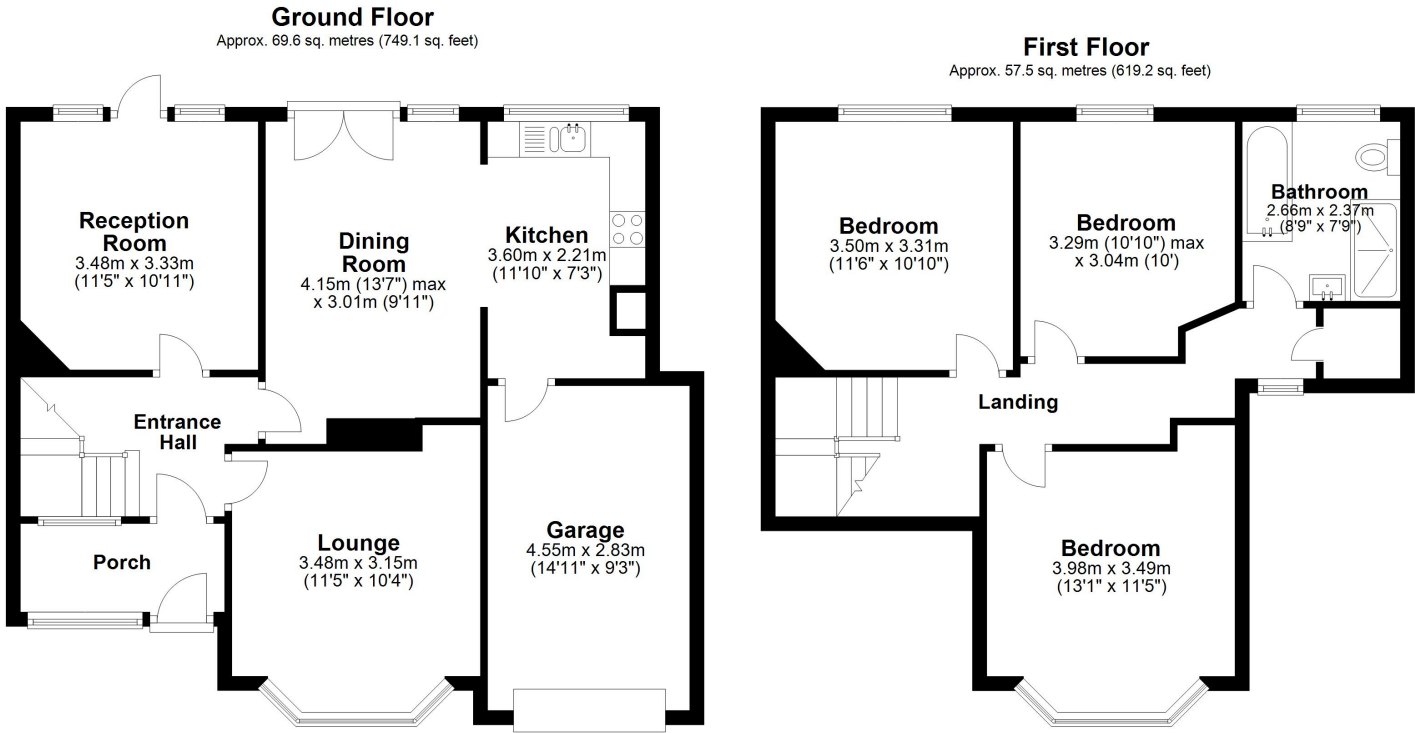
8' 9" x 7' 9" (2.67m x 2.36m)

Garage

14' 11" x 9' 3" (4.55m x 2.82m)

Driveway

Rear Garden



Total area: approx. 127.1 sq. metres (1368.3 sq. feet)

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.

