

35 Kunwar Avenue

Folkestone
CT20 3SY

£400,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Set within a sought-after modern development, this elegant four-bedroom semi-detached home offers the perfect blend of contemporary design, family functionality, and refined finishes. Built circa 2022, the property benefits from the remainder of its NHBC warranty, ensuring peace of mind and exceptional build quality throughout. Upon entry, you are welcomed by a bright hallway leading into a stylish lounge, ideal for relaxing evenings or entertaining guests. To the rear, the heart of the home opens up into a stunning kitchen/diner, beautifully appointed and bathed in natural light, with direct access to the south-facing garden – a sun-soaked outdoor haven, perfect for alfresco dining and family gatherings. The ground floor also features a utility area and a W.C., offering everyday convenience and practicality. Spread over three spacious floors, this property offers four generously sized bedrooms. The first floor comprises three well-proportioned bedrooms and a contemporary family bathroom with modern fittings. The top floor is dedicated to the impressive master suite, featuring built-in wardrobes and a luxurious en-suite, creating a private retreat with a sense of exclusivity and comfort. Additional highlights include a detached garage with electric up-and-over door, EV charging point and off-road parking and modern finishes a



Entrance Hall

Lounge

13' 10" x 12' 6" (4.22m x 3.81m)

Utility/W.C

Kitchen/Dining Room

12' 6" x 16' 0" (3.81m x 4.88m)

First Floor Landing

Bedroom Two

10' 4" x 7' 10" (3.15m x 2.39m)

Bathroom

8' 7" x 6' 6" (2.62m x 1.98m)

Bedroom Three

12' 5" x 7' 8" (3.78m x 2.34m)

Bedroom Four

12' 5" x 7' 10" (3.78m x 2.39m)

Second Floor Landing

Bedroom One

21' 10" x 16' 0" (6.65m x 4.88m)

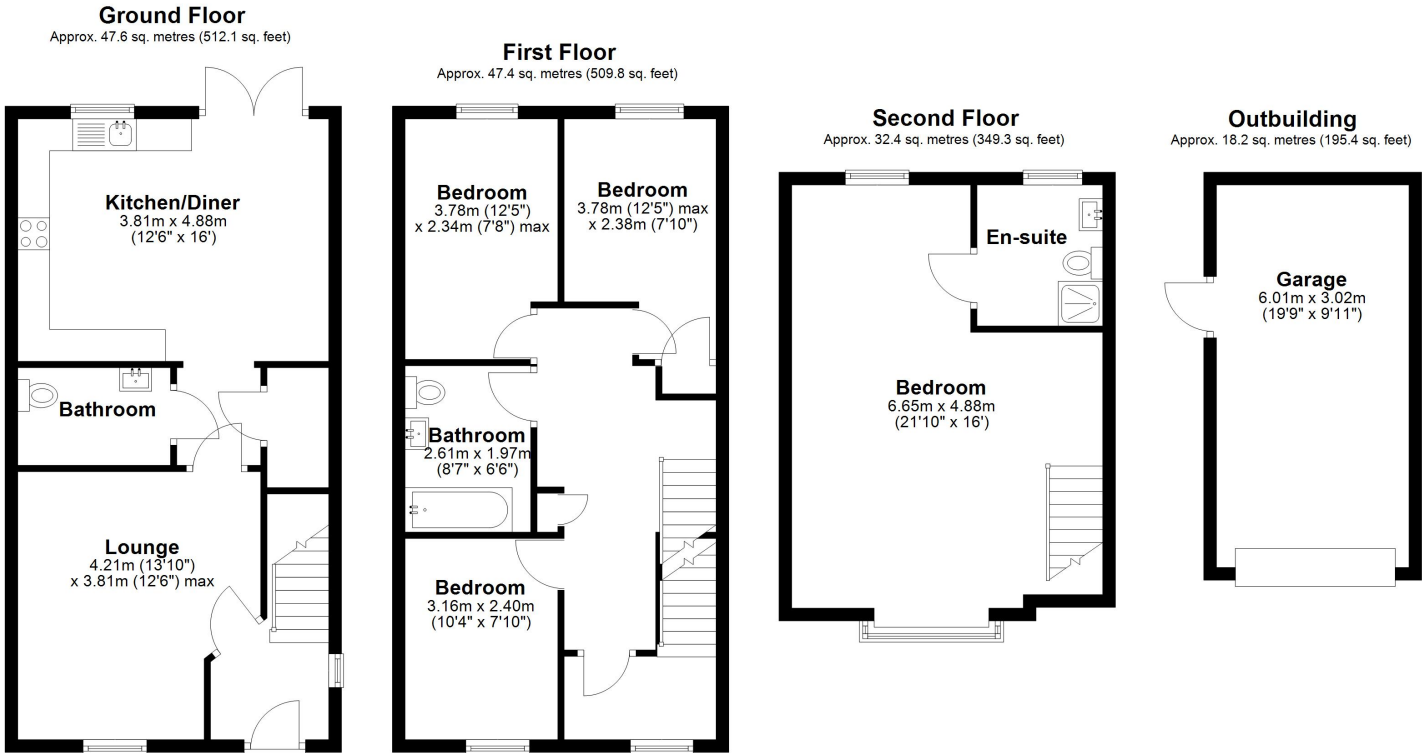
En-Suite

Rear Garden

Garage

19' 9" x 9' 11" (6.02m x 3.02m)

Off Road Parking



Total area: approx. 145.5 sq. metres (1566.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 lustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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