



2 George Gurr Crescent

Folkestone
CT19 6LQ

£300,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Set within George Gurr Crescent in Folkestone, this elegantly extended three-bedroom, two-bathroom end-terrace home presents an exceptional opportunity to acquire a stylish and spacious residence crafted for modern living. From the moment you arrive, the property impresses with off-road parking for at least two vehicles, as well as a private garage, offering convenience and practicality rarely found in homes of this style. Inside, the home unfolds into a thoughtful and contemporary layout. A welcoming lounge provides a refined space for relaxing, while the impressive kitchen/diner forms the true heart of the home—designed for both everyday family living and sophisticated entertaining. Flowing from here, the bright sun room opens onto the garden, creating a seamless connection between indoor and outdoor living. A dedicated utility room and ground-floor W.C. add to the home's outstanding functionality, ensuring comfort and organisation throughout. Upstairs, three generously proportioned double bedrooms offer peaceful retreats, complemented by a modern shower room and an additional stylish family bathroom, providing both luxury and flexibility for busy households. Outside, the property boasts a spacious rear garden, perfect for alfresco dining, children's play, or creating a serene private oasis.



Entrance Porch

Lounge

15' 11" x 9' 6" (4.85m x 2.90m)

Kitchen/Dining Room

15' 11" x 14' 4" (4.85m x 4.37m)

Sun Room/Conservatory

24' 1" x 12' 6" (7.34m x 3.81m)

Utility Room

7' 10" x 5' 7" (2.39m x 1.70m)

W.C

First Floor Landing

Bedroom One

14' 2" x 11' 5" (4.32m x 3.48m)

Bathroom

11' 4" x 8' 8" (3.45m x 2.64m)

Bedroom Two

12' 8" x 9' 7" (3.86m x 2.92m)

Shower Room

7' 4" x 5' 5" (2.24m x 1.65m)

Bedroom Three

11' 2" x 9' 11" (3.40m x 3.02m)

Garage

23' 1" x 11' 6" (7.04m x 3.51m)

Off Road Parking

Rear Garden

