

2 St Martins Road

Folkestone
CT20 3LA

£300,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Set on the ever-popular St Martins Road, this three-bedroom end-of-terrace home combines timeless character with contemporary living, all within easy reach of Folkestone's amenities and coastline. Upon entering, you are welcomed into the lounge, where a charming log burner creates a warm and inviting focal point—perfect for cosy evenings and relaxed entertaining. To the right, the home opens into a superb kitchen/diner, featuring a recently fitted modern kitchen with sleek finishes and ample space for dining, ideal for both everyday living and hosting guests. Flowing seamlessly from the kitchen is a large conservatory, flooded with natural light and offering versatile additional living space. This area also benefits from a utility area and W.C., enhancing practicality while maintaining a sense of openness and comfort. The first floor comprises three bedrooms, each offering flexibility for family living, guest accommodation or home working, alongside a family bathroom. Externally, the property truly excels. The generous rear garden provides a peaceful retreat with plenty of space for outdoor dining, entertaining and relaxation. To the rear of the garden sits a substantial external room, offering excellent potential to be transformed into a home office, gym, studio or hobby room, subject to requirements. To the front



Porch

Entrance Hall

Lounge

16' 2" x 10' 7" (4.93m x 3.23m)

Kitchen/Diner

16' 2" x 5' 11" (4.93m x 1.80m)

Conservatory

14' 10" x 9' 7" (4.52m x 2.92m)

Utility & W.C

9' 7" x 5' 2" (2.92m x 1.57m)

First Floor Landing

Bedroom One

18' 1" x 6' 6" (5.51m x 1.98m)

Bedroom Two

10' 8" x 7' 10" (3.25m x 2.39m)

Bedroom Three

7' 10" x 7' 7" (2.39m x 2.31m)

Family Bathroom

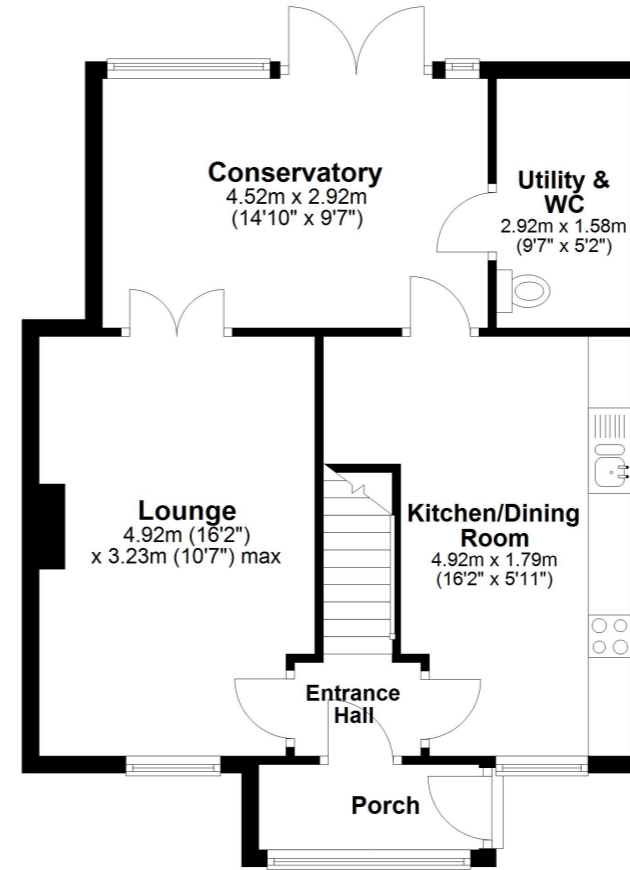
6' 6" x 5' 10" (1.98m x 1.78m)

Off Road Parking

Rear Garden

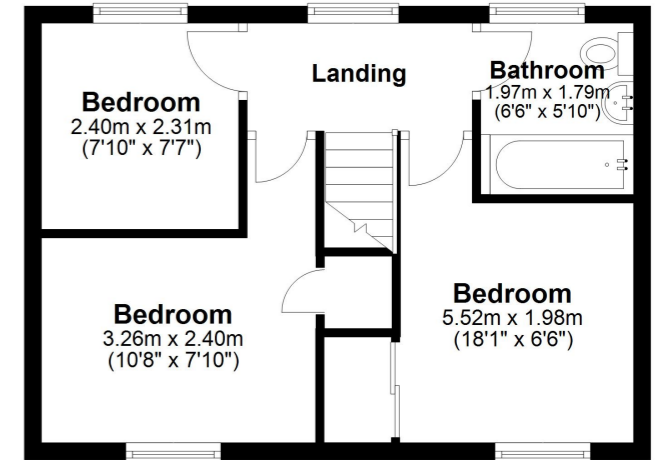
Ground Floor

Approx. 55.7 sq. metres (599.4 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.7 sq. feet)



Total area: approx. 103.6 sq. metres (1115.1 sq. feet)

