

## **34 Turketel Road**

Folkestone  
CT20 2NZ

**£925,000 FREEHOLD**

DRAFT DETAILS....FOR SALE WITH BURNAP AND ABEL....Burnap and Abel are delighted to introduce this superb five bedroom detached family home located in one of the most sought after roads in Folkestone's West End. Located within the catchment area of Sandgate Primary School and walking distance to Folkestone West Train Station and also The Leas Promenade. This property boasts over 2400sq feet of space and comprises of a large lounge, Kitchen/Dining room with large open plan conservatory, cinema room, study/home office, five double bedrooms (two with en-suite) and a family shower room. Additional benefits the potential for a ground floor ANNEX, 'in and out' driveway, large westerly facing rear garden, gas central heating and double glazing. For your chance to view call SOLE agent Burnap and Abel now on 01303 2585950.





## Porch

With double glazed window and door leading to **Entrance Hall**

A large entrance hall with doors leading to **W.C**

With a low level W.C and wash hand basin

## Lounge

19' 10" x 12' 5" (6.05m x 3.78m) A large lounge with carpeted floor, double glazed window and gas radiator with double glazed door leading to kitchen/dining room

## Kitchen/Dining Room

32' 7" x 25' 4" (9.93m x 7.72m) A substantial Kitchen/Dining room located at the rear of the property, with Amtico flooring throughout, mix of wall and base units, roll edge work surfaces, two integral ovens, induction hob, tiled splash back, integral fridge and freezer, integral dishwasher and double glazed patio doors leading to garden

## Cinema room

22' 6" x 8' 0" (6.86m x 2.44m) A large separate reception room currently used as a cinema room with carpeted floor, radiator, integrated surround sound system and double glazed window

## Study

13' 0" x 12' 9" (3.96m x 3.89m) A separate study with Amtico flooring, radiator and double glazed windows and double glazed doors

## Utility room

9' 11" x 6' 3" (3.02m x 1.91m) With mainly base units, roll edge work surface, Amtico flooring, double glazed window and door leading to garden

## Bedroom

13' 9" x 8' 9" (4.19m x 2.67m) A good sized double bedroom with carpeted floor, gas radiator and double glazed patio doors leading to garden

## En-Suite

A three piece En-suite bathroom comprising of a low level W.C, wash hand basin and corner shower cubicle.

## Master Bedroom

19' 4" x 15' 5" (5.89m x 4.70m) A large double bedroom with carpeted floor, three in built storage cupboards, dual aspect double glazed windows and radiator

## En-Suite

A three piece En-Suite comprising of a low level W.C, wash hand basin and double shower cubicle

## Bedroom

13' 1" x 12' 7" (3.99m x 3.84m) A double bedroom with carpeted floor, double glazed window, large in built storage cupboards and radiator

## Bedroom

12' 5" x 6' 9" (3.78m x 2.06m) A large double bedroom with large double glazed window, carpeted floor and radiator

## Shower Room

8' 4" x 7' 8" (2.54m x 2.34m) A three piece family shower room comprising of a low level W.C, wash hand basin and double shower cubicle and double glazed window

## Bedroom

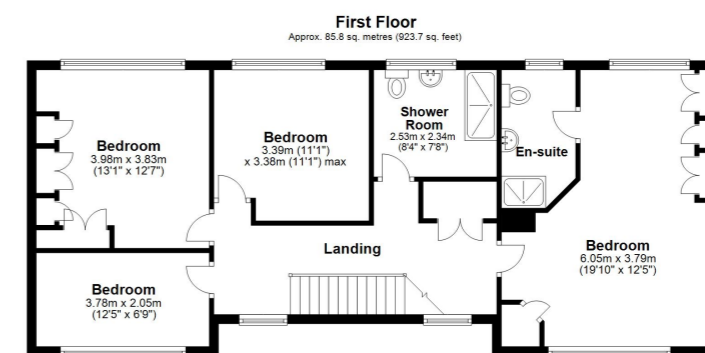
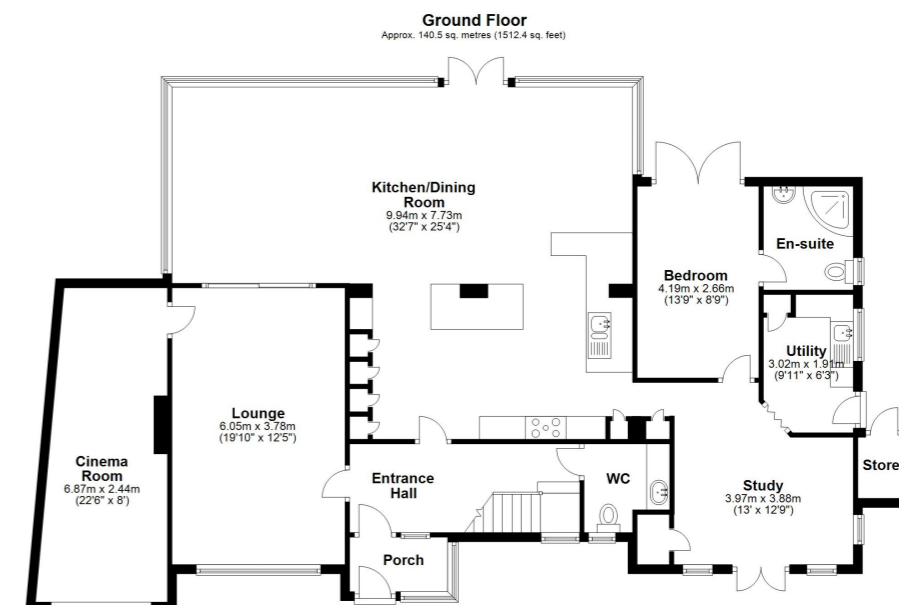
11' 1" x 11' 1" (3.38m x 3.38m) A large double bedroom with carpeted floor, double glazed window and radiator

## Off road parking

A large in and out driveway enough for 5 or more cars

## Garden

A substantial plot mostly laid to lawn with fenced borders and a large patio area



Total area: approx. 226.3 sq. metres (2436.1 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.

