

## 53 Minter Avenue

DENSOLE, Folkestone  
CT18 7DU

**£335,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... An outstanding two-bedroom semi-detached bungalow, meticulously renovated by the current vendors to create a beautifully finished home of style, comfort and quality. This exceptional property offers elegant, single-level living in a peaceful and highly sought-after location. The inviting lounge is a standout feature, centred around a charming log burner that provides both warmth and character, making it an ideal space for relaxing or entertaining. The contemporary kitchen has been thoughtfully designed with both aesthetics and practicality in mind and flows seamlessly into a bright conservatory/utility room, offering flexible additional space with views over the garden. The accommodation continues with two well-proportioned double bedrooms, each presented to a high standard with a calm, luxurious feel. A sleek, modern shower room completes the interior, finished with quality fittings and tasteful design. Externally, the property truly impresses. The stunning rear garden has been beautifully maintained and provides a private, tranquil setting — perfect for outdoor dining, entertaining, or simply unwinding. Further benefits include a detached garage and off-road parking for up to three vehicles, adding both convenience and practicality. This superb bungalow represents a rare opportunity to acquire a



**Porch**

**Entrance Hall**

**Lounge/Dining Room**

14' 11" x 10' 4" (4.55m x 3.15m)

**Kitchen**

10' 5" x 9' 11" (3.17m x 3.02m)

**Conservatory/Utility Room**

10' 5" x 5' 4" (3.17m x 1.63m)

**Shower Room**

6' 8" x 5' 10" (2.03m x 1.78m)

**Bedroom One**

13' 0" x 10' 2" (3.96m x 3.10m)

**Bedroom Two**

11' 11" x 11' 2" (3.63m x 3.40m)

**Garage**

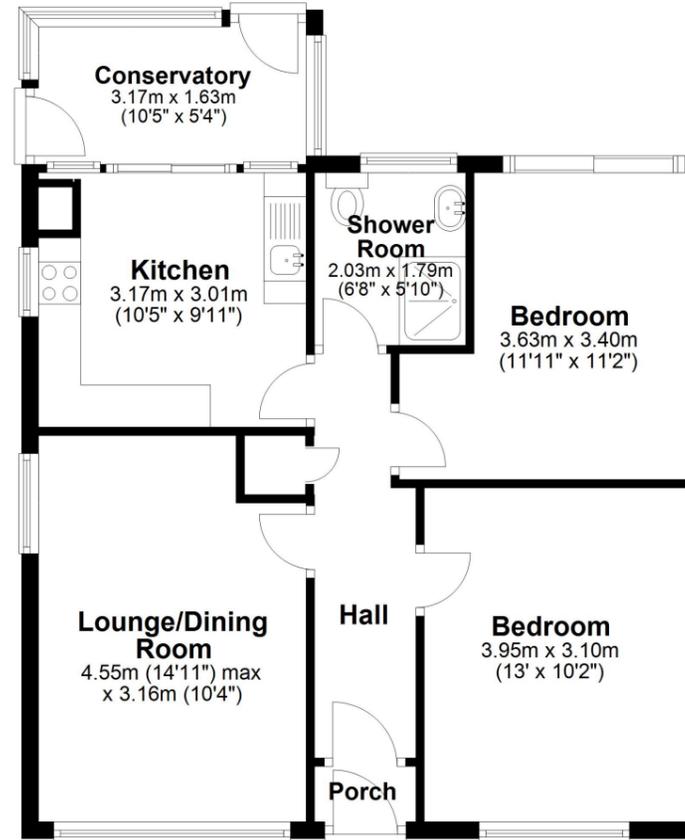
16' 3" x 8' 0" (4.95m x 2.44m)

**Off Road Parking**

**Rear Garden**

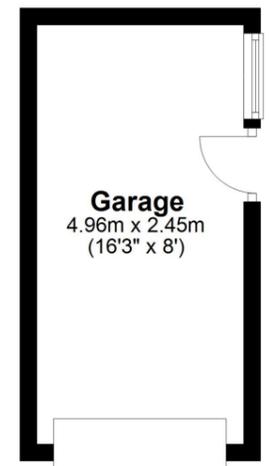
### Ground Floor

Approx. 64.3 sq. metres (692.5 sq. feet)



### Outbuilding

Approx. 12.2 sq. metres (130.8 sq. feet)



Total area: approx. 76.5 sq. metres (823.3 sq. feet)

