



17 Dolphins Road, Folkestone, Kent, CT19 5PL

Guide Price
£485,000

EPC RATING:

Impressive
Family
Home

A fine example of a four bedroom family home which benefits from a double storey extension in the ever popular residential location 'Dolphins Road'. Accommodation Comprises: Ground floor - Attractive entrance leading to entrance porch and spacious hallway, cloakroom/WC. Sitting room with deep bay to front and a contemporary electric fire with stylish surround, family room featuring an impressive wood burning stove and having a wide walk through to the dining area with french doors to the garden and being open plan to the stylish modern kitchen benefitting from high quality quartz work top surfaces and a range cooker, handy utility room with storage area and access to the front and rear. First floor - Landing with open study area, bedroom one with deep bay to front aspect and fitted wardrobe range, bedroom two with fitted wardrobes and over bed storage, spacious and stylish family shower/bathroom/WC. Second floor - Landing with a generous amount of eaves storage, bedroom three and bedroom four both with velux windows. Outside: To the front there is driveway parking for up to three cars and to the rear there is a generous attractive rear garden which is ideal for alfresco entertaining as the large sun terrace is accessed from the dining area and a serving window gives an open plan feel from the kitchen to the sun terrace creating a bar area. EPC Rating: TBC



Approximate Gross Internal Area = 144 sq m / 1552 sq ft
(Excluding Eaves and Covered External Storage)

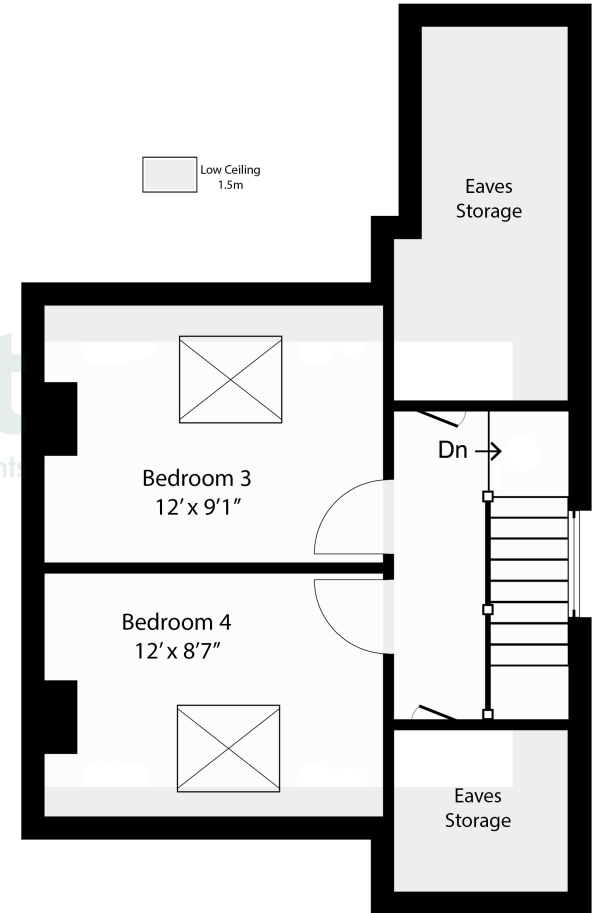
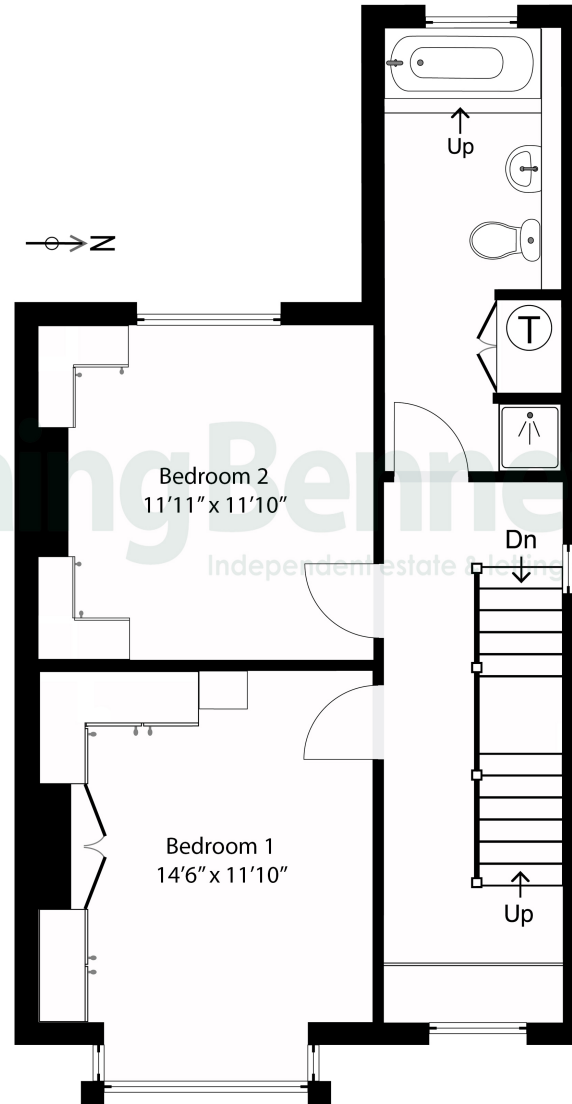
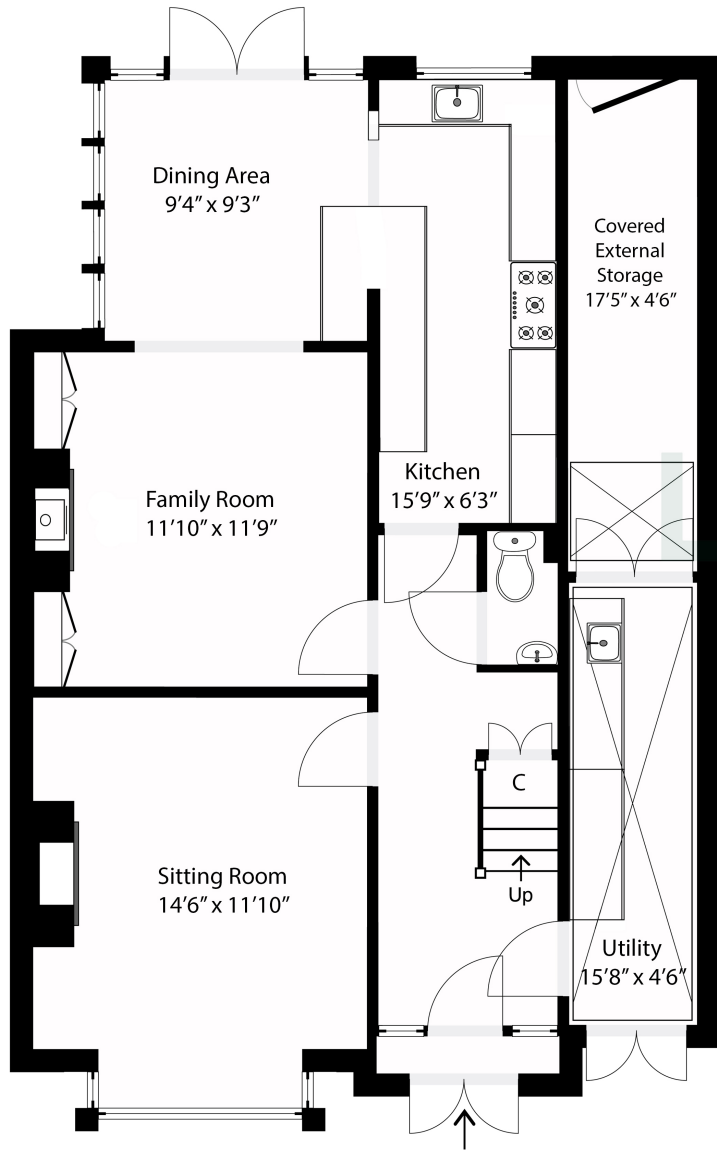


Illustration for Identification purposes only. Measurements are approximate.
Not to scale. Outbuildings are not shown in actual location.

Situation

The property is located in 'Dolphins Road, an extremely popular residential location. Folkestone has undergone and continues extensive regeneration and is the home of 'The Creative Quarter' which boasts a thriving collection of artist's studios and creative businesses, as well as a wide range of amenities such as shopping centre, supermarkets, independent shops, restaurants and leisure facilities. There is a mainline railway station at Folkestone offering a High Speed service to London Stratford and St Pancras stations with an approx. journey time of 53 minutes. Channel Tunnel terminal and the M20 connection to the motorway network is within close proximity.

Ground floor

Entrance porch

Spacious entrance hall

Cloakroom/WC

Sitting room

14' 6" x 11' 0" (4.42m x 3.35m)

Family room

11' 10" x 11' 9" (3.61m x 3.58m) with wide walk through opening to:

Dining area

9' 4" x 9' 3" (2.84m x 2.82m) being open plan to:

Kitchen

15' 9" x 6' 3" (4.80m x 1.91m)

Utility room and storage with access to front and rear of the property

15' 8" x 4' 6" (4.78m x 1.37m)

First floor

Landing

With an open study space





Bedroom one

14' 6" x 11' 10" (4.42m x 3.61m)

Bedroom two

11' 11" x 11' 10" (3.63m x 3.61m)

Spacious bath/shower room/WC

Second floor

Landing

With access to two large eaves storage cupboards

Bedroom three

12' 0" x 9' 1" (3.66m x 2.77m)

Bedroom four

12' 0" x 8' 7" (3.66m x 2.62m)

Outside

Frontage

Driveway parking for up to three cars - Wheelie bin storage area

Rear garden

The rear garden has a large sun terrace leading up to lawn with well established shrubs and plants. There is an inset decking area which has two double electric sockets. To the far end of the garden there is a secluded shed/storage area including six large plastic sheds.

Additional information

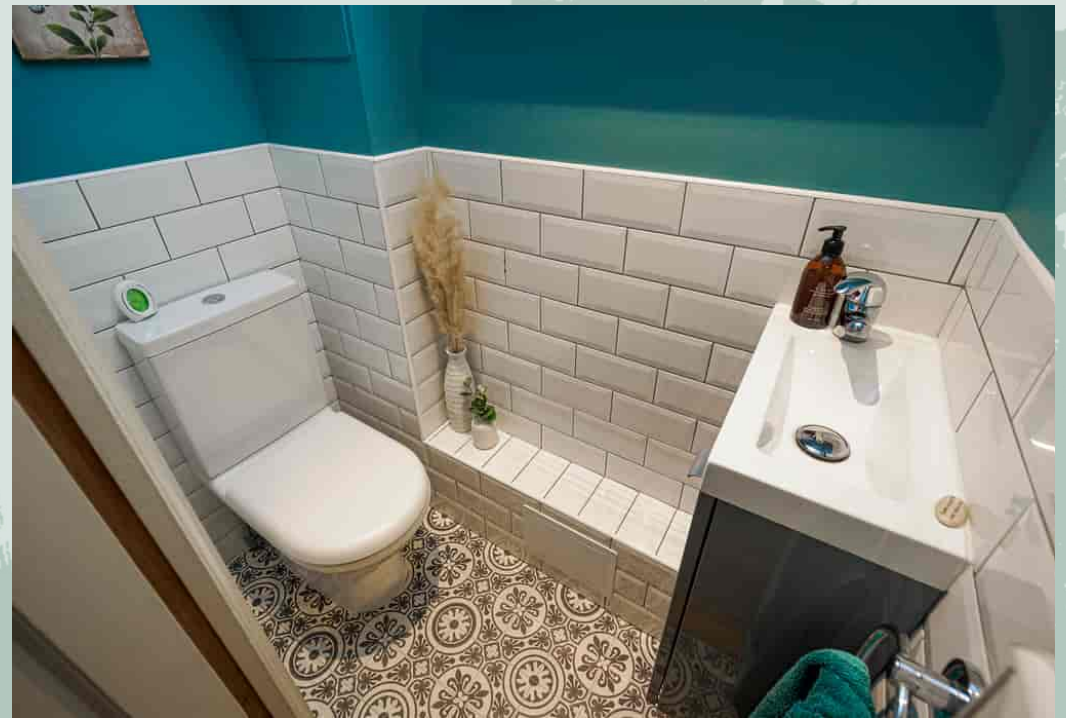
Water softener installed

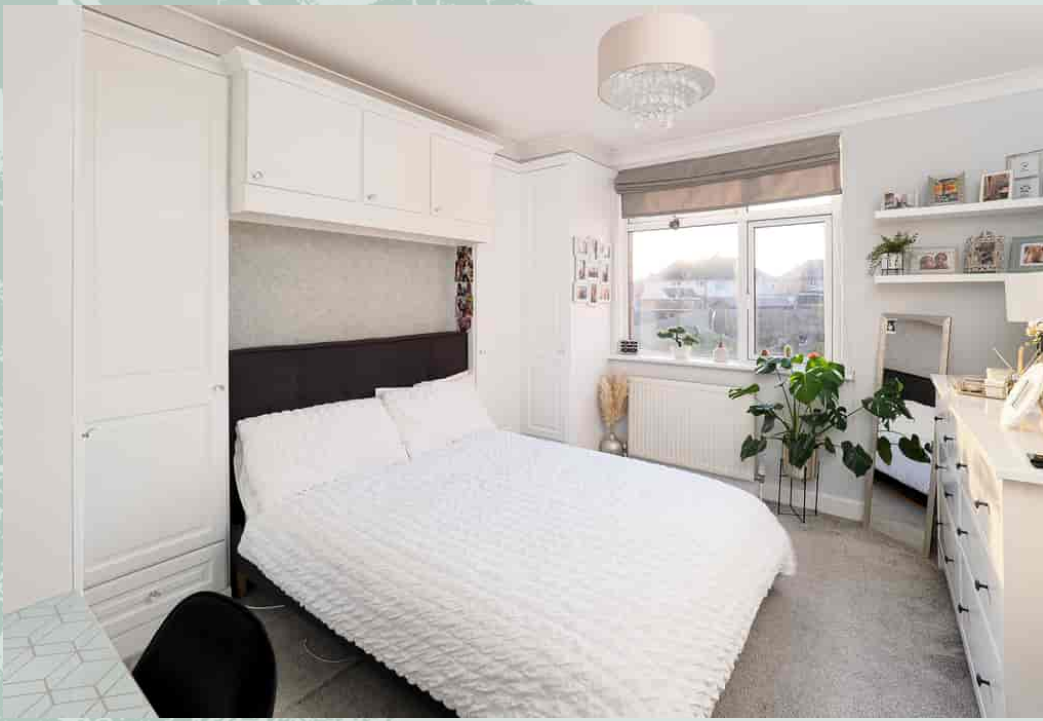
interlinked hard wired smoke detectors on all floors

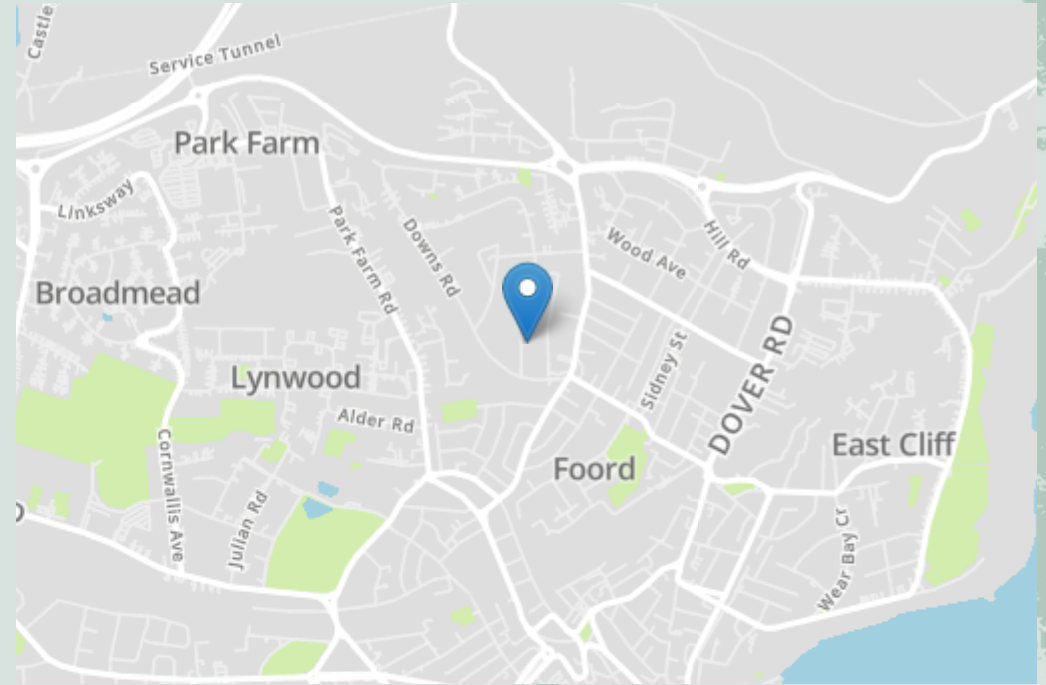
Two year old serviced boiler

Heating

Gas







Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk



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