



## 41 Dolphins Road

Folkestone  
CT19 5PL

**£475,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to Dolphins Road, Folkestone! This charming and spacious 3 bedroom semi-detached home has been lovingly extended and is sure to impress even the most discerning buyer. Step inside to find a cozy lounge complete with a log burner, perfect for those chilly winter nights. The open-plan kitchen/diner/snug is ideal for entertaining friends and family, while the separate home office provides a quiet space to work from home. The utility room and ground floor W.C provides additional convenience. Upstairs, you'll find three well-appointed bedrooms and a modern bathroom. Outside, the large garden offers plenty of space for gardening enthusiasts or for children to play. A garage and driveway provide plenty of parking options. Don't miss out on this fantastic opportunity to own a beautiful home in Dolphins Road, just a short walk to Folkestone Central Station. Schedule your viewing today!





Entrance Hall

Lounge

13' 9" x 12' 0" (4.19m x 3.66m)

Kitchen

16' 8" x 12' 2" (5.08m x 3.71m)

Dining Area/Snug

18' 7" x 7' 3" (5.66m x 2.21m)

Study

7' 9" x 7' 8" (2.36m x 2.34m)

Utility Room

W.C

First Floor Landing

Bedroom One

14' 5" x 11' 10" (4.39m x 3.61m)

Bedroom Two

12' 3" x 11' 1" (3.73m x 3.38m)

Bedroom Three

7' 11" x 6' 6" (2.41m x 1.98m)

Bathroom

7' 7" x 7' 3" (2.31m x 2.21m)

Garage

16' 8" x 8' 9" (5.08m x 2.67m)

Off Road Parking

Rear Garden

