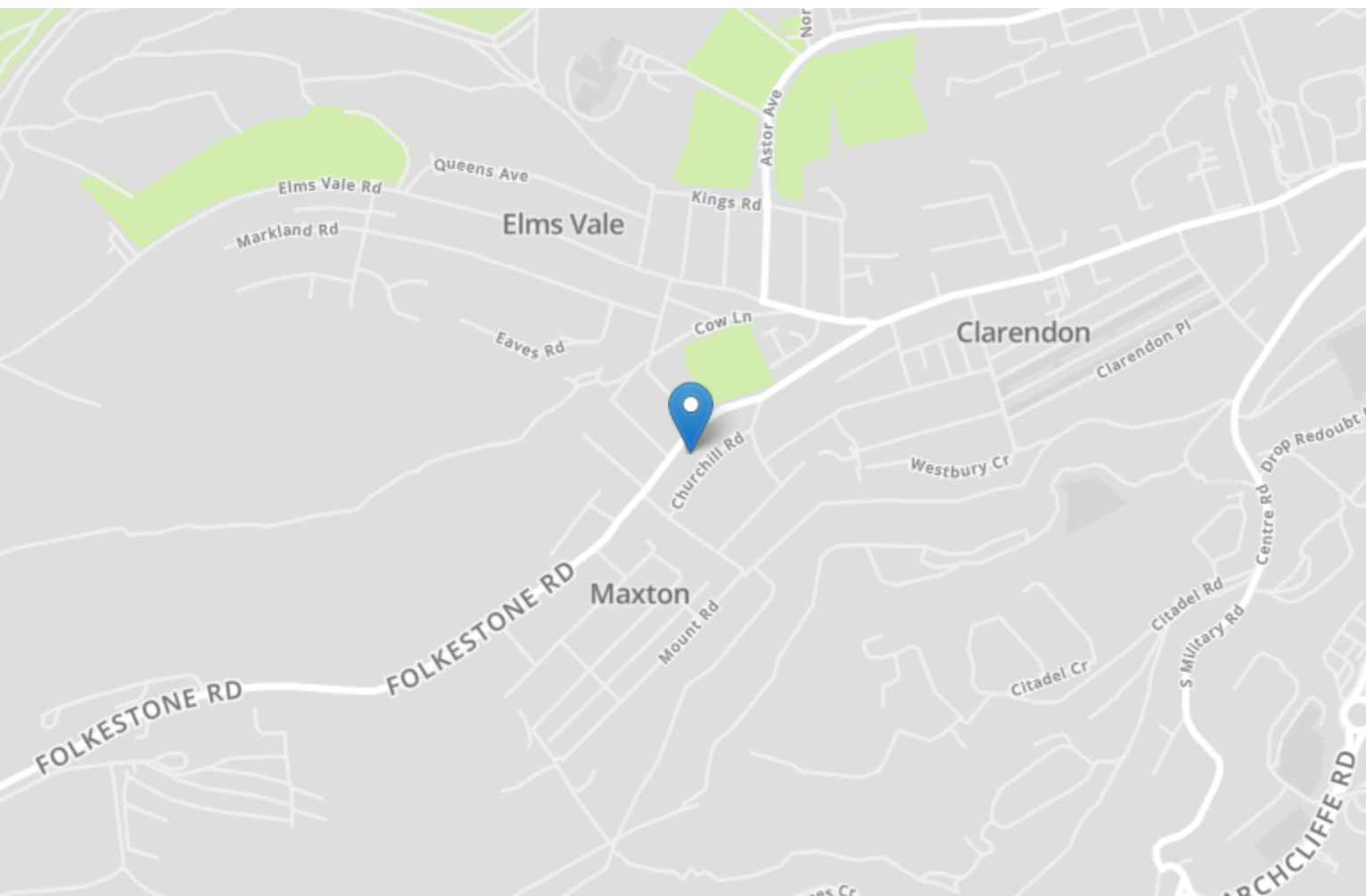


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



341 Folkestone Road

Dover
CT17 9JG

£425,000 FREEHOLD

Draft Details...Fabulous Three/Four Bed Detached Family Home | Two Garages | Sunny Rear Garden | Lounge & Separate Dining Room | Walking Distance To Schools, Shops and Dover Priory Train Station | Burnap + Abel are delighted to offer onto the the beautiful three/four bed detached family home located in the highly convenient Folkestone Road, Dover. The property is in lovely condition throughout and the accommodation boasts a light and airy lounge, separate dining room, breakfast room, modern fitted kitchen, three/four bedrooms and a family bathroom. Additional benefits include a lovely sunny rear garden with rear access, two garages which offers potential conversion opportunities (subject to obtaining relevant planning), utility, double glazing and gas central heating (Serviced February 2024). Located in a popular area, this fantastic home is within easy reach of good schooling, the town centre and great transport links by road and train to Folkestone, Ashford and London. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Porch

Entrance Hall

Laminate floor, cupboard space, radiator, under stairs storage cupboard with boiler (serviced February 2024), double glazed window and doors leading to;

Lounge

22' 1" x 11' 11" (6.73m x 3.63m) A light and airy lounge with carpeted floor, radiator, double glazed window and double glazed French doors to the garden.

Dining Room

15' 5" x 10' 6" (4.70m x 3.20m) Spacious dining room with double glazed bay fronted windows, radiator and space for a table and chairs.

Breakfast Room

9' 4" x 8' 9" (2.84m x 2.67m) Carpeted floor, radiator and double glazed bay window. Space for a table and chairs.

Kitchen

12' 2" x 8' 10" (3.71m x 2.69m) A beautiful modern kitchen with a mix of wall and base units, integrated Neff oven/hob and Neff dishwasher. Double glazed window.

Utility Room

9' 9" x 5' 5" (2.97m x 1.65m) Space for washing machine, tumble dryer and fridge freezers.

First Floor Landing

Carpeted stairs, carpeted landing, double glazed window, loft hatch and doors leading to;

Bedroom One

13' 11" x 11' 10" (4.24m x 3.61m) Large double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window.

Bedroom Two

13' 5" x 8' 10" (4.09m x 2.69m) Double bedroom with carpeted floor, airing cupboard, radiator and double aspect double glazed windows.

Bedroom Three

13' 8" x 10' 4" (4.17m x 3.15m) Double bedroom with carpeted floor radiator and double glazed window. Accessed through Study/Bedroom Four.

Study/Bedroom Four

12' 1" x 8' 2" (3.68m x 2.49m) Carpeted floor, radiator and double glazed window.

Bathroom

8' 6" x 5' 7" (2.59m x 1.70m) Bath, separate shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

Garden

A beautiful sunny and private rear garden with paved and lawn areas. Flourished with plants and trees making this a wonderful area to sit back and relax.

Garaages

Two garages at the rear. Potential to convert into into and Annexe (subject to obtain all relevant planning). Could also be converted into an office, gym or games rooms.

Area Information

Folkestone Road is located in an area of the historic seaside town of Dover known as Maxton. Dover's high speed rail link into St Pancras, London is in close proximity (approximately a 15 minute walk to Dover Priory Train Station), meaning it is great for commuters who work in the city. The area has excellent schools as well as the high street being just a short drive away. For those who enjoy the outdoors, the areas of outstanding natural beauty with the Downs as well as the famous white cliffs country is just an outing away.

