







Situated in a desirable cul-de-sac, this beautifully presented four-bedroom semi-detached home offers spacious and flexible living, perfect for modern family life. The ground floor features a bright living room and an impressive open-plan kitchen/dining area with French doors leading to the rear garden. A utility room and an additional reception room—ideal as a fourth bedroom, study, or playroom—enhance the home's versatility. Upstairs, there are three well-proportioned bedrooms, en suite to the main and a modern family bathroom. Ample built-in storage throughout. Outside, the property benefits from a block-paved driveway providing off-street parking for vehicles, store space in front of what was the garage, a neatly landscaped front garden, and a private rear garden, pergula, lawn and decking which is ideal for entertaining or relaxing. EPC RATING = C

Guide Price £479,950

Tenure Freehold

Property Type Semi-Detached House

Receptions 1

Bedrooms 4

Bathrooms 2

Parking Driveway

Heating Gas

EPC Rating C

Council Tax Band D

Folkestone & Hythe District Council



Situation

This beautiful home is located in 'Southmead Close', a desirable cul-de-sac off Fairway Avenue in Folkestone. The property is within a short distance of Folkestone Academy and has good access to the local Grammar schools. Close to Broadmead Village there is a shop, duck pond and many green spaces making it a particularly pleasant place to call 'home'. Folkestone offers a wide range of amenities including large supermarkets, independent shops and a library. The town has undergone 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. The property is located approximately 1.3 miles from Folkestone West Train Station with a direct connection to the High-Speed service to London Stratford and St Pancras stations with an approximate journey time of 53 minutes. This property is also within easy reach of the M20 motorway and Channel Tunnel terminal.

The accommodation comprises

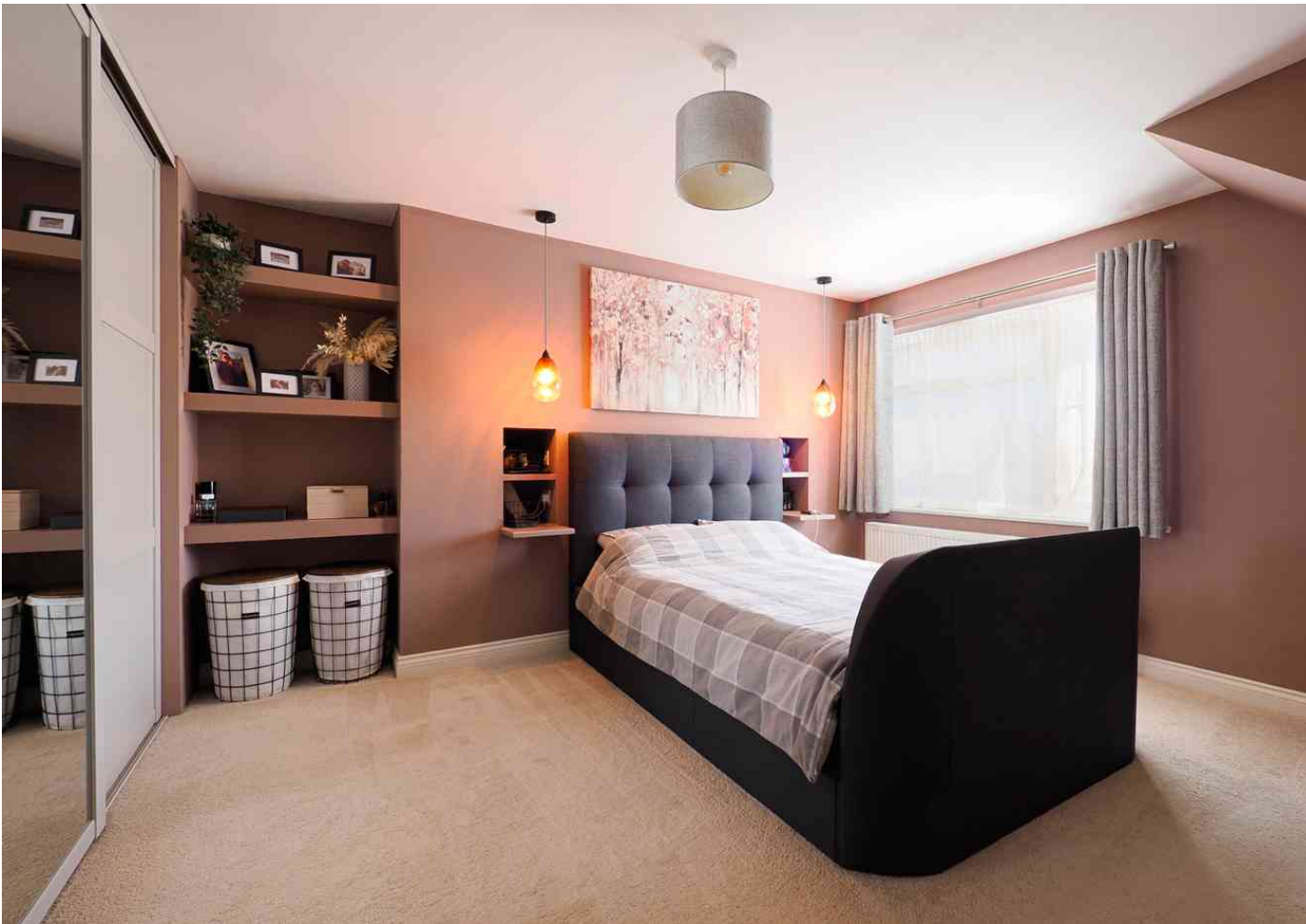
Ground floor

Entrance hall

Living room

15' 9" x 11' 0" (4.80m x 3.35m)





Kitchen/Dining room
20' 8" x 8' 5" (6.30m x 2.57m)

Bedroom 4 (Currently used as a Family room)
11' 1" x 8' 3" (3.38m x 2.51m)

Utility room

First floor
Landing

Bedroom one
15' 11" x 14' 0" (4.85m x 4.27m)

En suite shower room

Bedroom two
15' 11" x 8' 7" (4.85m x 2.62m)

Bedroom three
10' 2" x 8' 5" (3.10m x 2.57m)

Bathroom

Outside
Front garden

Driveway

Store area in front of what was the garage

Enclosed rear garden







Approximate Gross Internal Area (Excluding Storage) = 111 sq m / 1196 sq ft

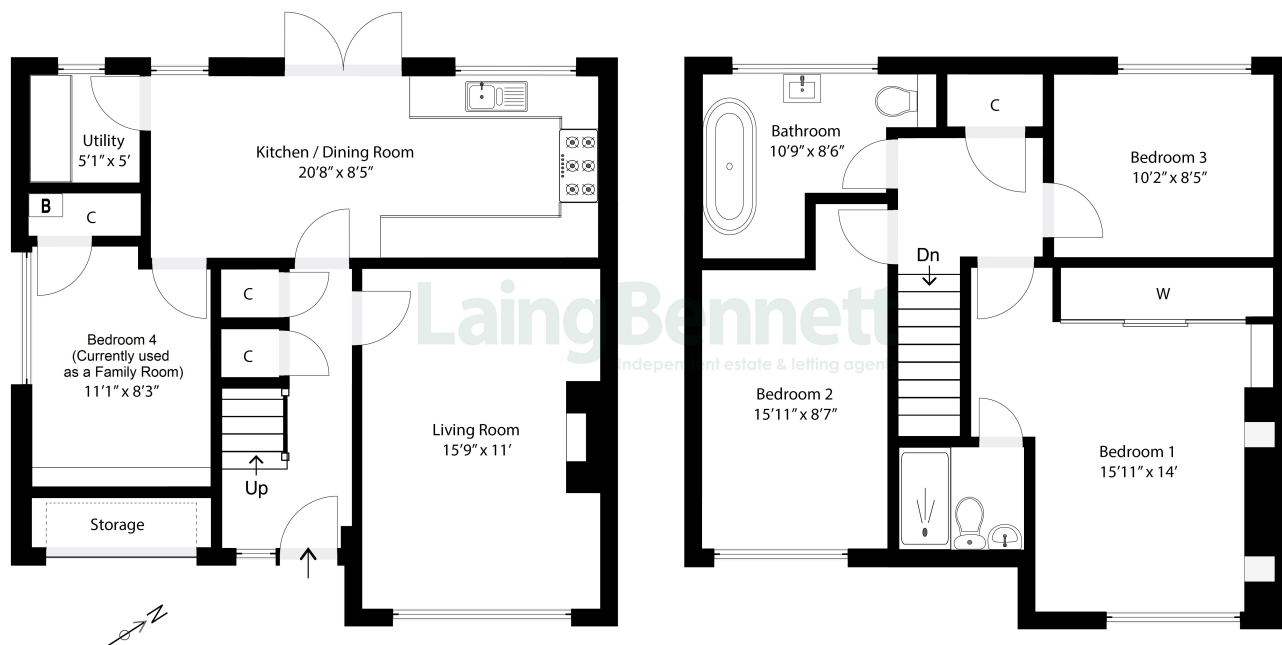
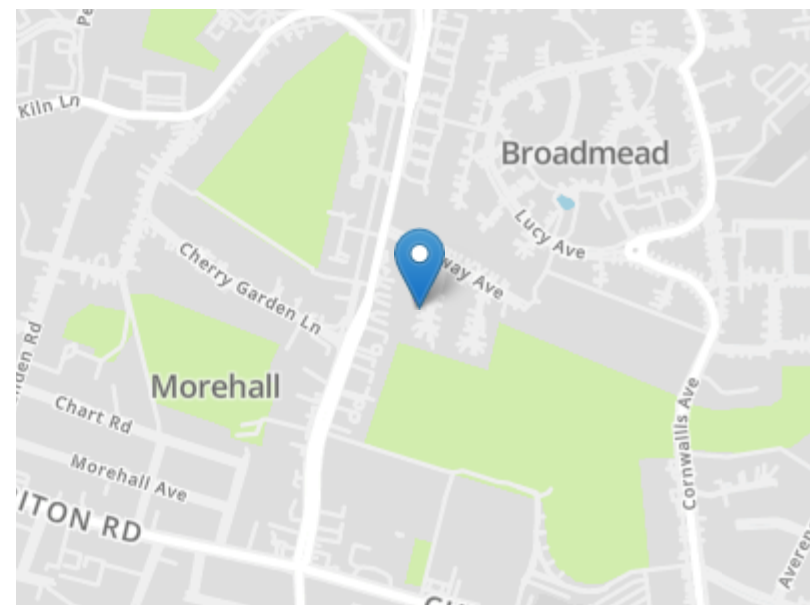


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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Need to book a viewing?

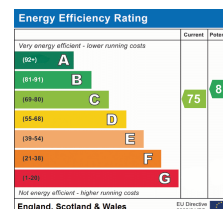
If you would like to book a viewing please contact our office on **01303 863393** or email **sales@laingbennett.co.uk**

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