



Coney Bank, Church Road, Lyminge, Folkestone, Kent, CT18 8HZ

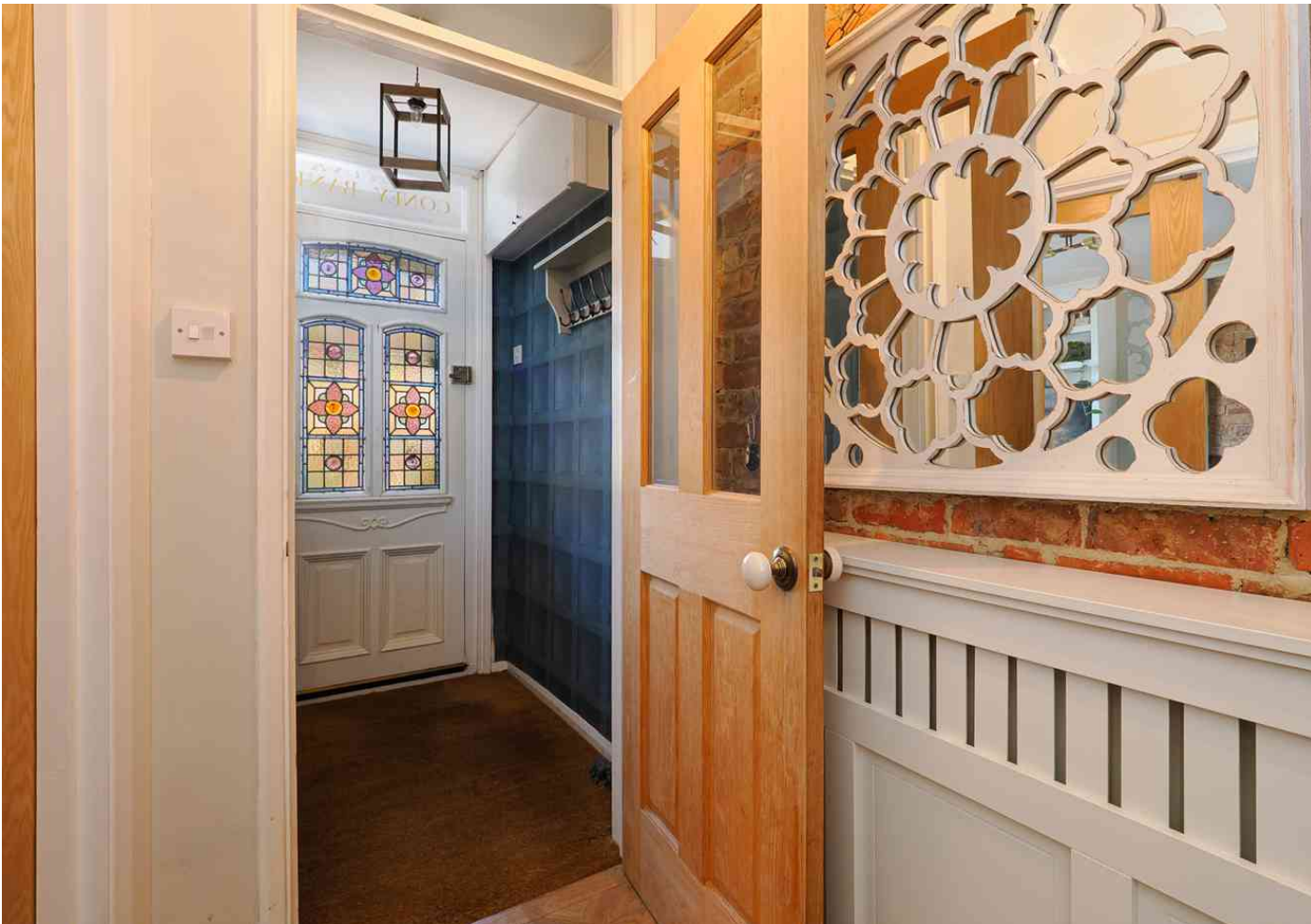
EPC Rating =

Guide Price £525,000



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A beautifully presented semi-detached period home located on a desirable road in the heart of Lyminge, just a short walk from the primary school and village amenities. This charming property blends character features with high-quality contemporary finishes throughout. The ground floor includes a welcoming storm porch and inner porch leading to a stylish entrance hall with herringbone parquet flooring and exposed brickwork. The elegant living/dining room features a bay window, fitted cabinetry, a contemporary wood-burning stove and parquet flooring. At the rear, a spacious open-plan kitchen/breakfast room boasts solid wood worktops, a butler sink, range cooker space with attractive tiling, integral appliances, and space for a breakfast area, opening into a bright sun room with garden views. A handy WC/utility room adds further convenience and practicality. Upstairs, there are three well-proportioned bedrooms, including a main bedroom with built-in wardrobes, along with a stylish family bathroom/WC. The home is further enhanced by a pretty front garden, block-paved driveway, and gated rear access to additional parking and a timber-clad garage with power and light. The enclosed rear garden offers a peaceful retreat, featuring a lawn, sun terrace, well stocked raised beds, a pear tree and potting shed. EPC RATING = TBC

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Tenure Freehold

Property Type Semi-Detached House

Receptions 2

Bedrooms 3

Bathrooms 1

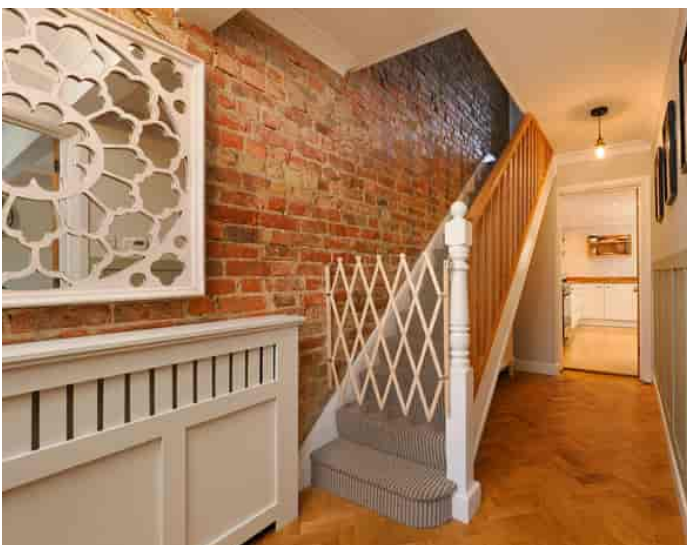
Parking Driveway and garage

Heating Gas

EPC Rating TBC

Council Tax Band D

Folkestone & Hythe District Council



Situation

The property is situated on a sought after road in the village of Lyminge. Nestled in the spectacular North downs it has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefitting from the amenities the village has to offer. There is a Post Office & Convenience Shop, hairdressers, two Doctors surgeries, Chemist and Primary School. The village offers various clubs and societies and there are good bus links to both Canterbury and Folkestone. Lyminge is a thriving community with lots of activities for all ages. In the nearby town of Folkestone there are mainline railway stations with High Speed services to London.

Ground floor

Storm porch

Inner porch

Entrance hall

Living/dining room

23' 4" x 11' 6" (7.11m x 3.51m)

Kitchen/breakfast room

16' 2" x 14' 1" (4.93m x 4.29m) Opening to:

Sun room

11' 0" x 5' 2" (3.35m x 1.57m) Door to:

WC/utility

First floor

Landing





Main bedroom

14' 2" x 11' 9" (4.32m x 3.58m)

Bedroom two

14' 8" x 10' 6" (4.47m x 3.20m)

Bedroom three

10' 11" x 9' 0" (3.33m x 2.74m)

Family bathroom/WC

Outside

Attractive frontage and rear garden

Driveway

Blocked paved driveway for one vehicle to the front - This property also benefits from a rear access from 'Kimberley Terrace' with gate leading to a gravel parking area for 1-2 vehicles

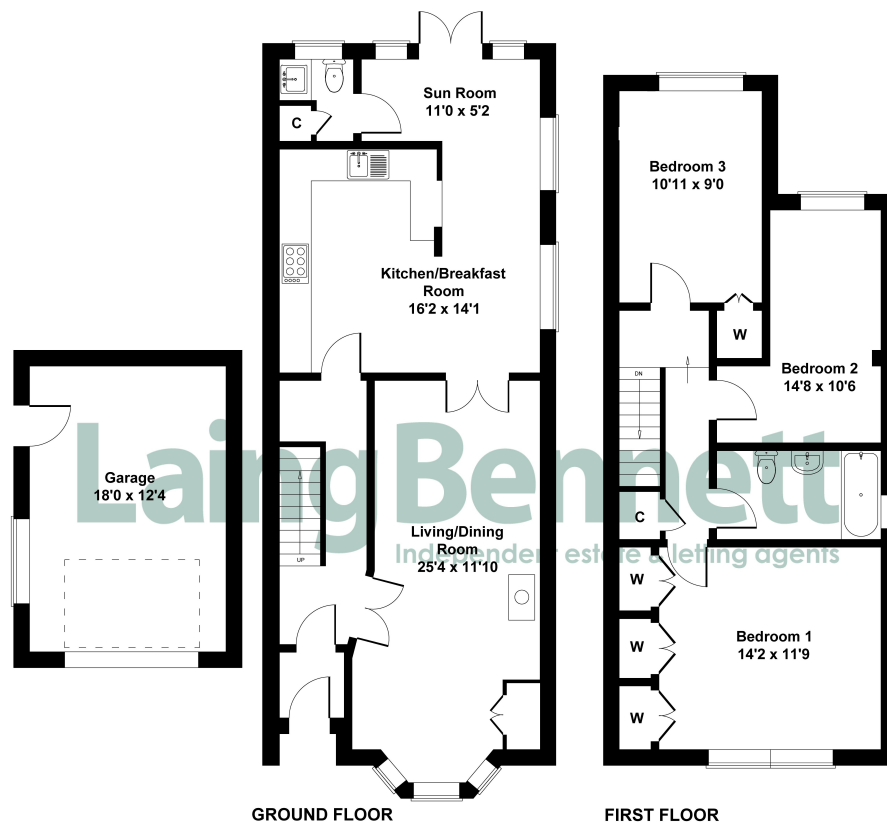
Timber clad garage

18' 0" x 12' 4" (5.49m x 3.76m)









SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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