



## 13 Marten Road

Folkestone  
CT20 2JR

**£995,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Marten Road is a magnificent five-bedroom detached period home that seamlessly combines timeless character with sophisticated modern living. From its handsome façade to its expansive interiors and beautifully landscaped west-facing garden, this exceptional property offers an outstanding lifestyle opportunity for discerning buyers. A recent and exquisite ground floor extension forms the heart of the home — a vast open-plan lounge/kitchen/diner designed for both refined entertaining and everyday comfort. Floor-to-ceiling bi-fold doors flood the space with natural light and lead effortlessly onto a generous, sun-drenched rear garden, perfect for al fresco living. The ground floor further boasts a stylish second reception room ideal for formal occasions or cosy evenings, a dedicated home office, a practical utility room, and cloakroom facilities. Upstairs, five bedrooms offer flexible accommodation. Two feature luxury en-suite shower rooms, while a sumptuous four-piece family bathroom & second floor W.C serves the remaining rooms. Every element has been considered to deliver comfort and elegance across three levels. Outside, the property continues to impress. The beautifully maintained west-facing rear garden offers privacy and space, while the in-and-out driveway and garage provide ample parking and







Entrance Hall

Reception Room

18' 4" x 14' 1" (5.59m x 4.29m)

Lounge/Kitchen/Diner

30' 8" x 25' 11" (9.35m x 7.90m)

Home Office

11' 7" x 11' 2" (3.53m x 3.40m)

Utility Room

9' 10" x 7' 11" (3.00m x 2.41m)

Cloakroom

Cellar

1st Floor Landing

Bedroom One + Dressing Area

15' 11" x 13' 9" (4.85m x 4.19m)

En-Suite Bathroom to Master Bedroom

Family Bathroom

15' 6" x 8' 10" (4.72m x 2.69m)

Bedroom Two

17' 0" x 12' 1" (5.18m x 3.68m)

En-Suite to Bedroom Two

Bedroom Three

18' 7" x 14' 1" (5.66m x 4.29m)

Second Floor Landing

Bedroom Four

19' 10" x 8' 2" (6.05m x 2.49m)

Bedroom Five

11' 1" x 8' 2" (3.38m x 2.49m)

W.C

Garage

With up and over door.

In & Out Driveway

With in and out driveway, all laid with block paving.

Rear Garden

A large rear garden with a large patio area, large lawn and side access gates.

