

## 4 Burton Close

Folkestone  
CT19 5LY

**£375,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this substantial four bedroom terraced house situated in a popular residential location on the doorstep of Folkestone West Train Station and The M20 Motorway. The property is in our opinion in very good decorative order and has recently undergone some modernisation both in and out of the home. The accommodation comprises lounge/diner, kitchen, cloakroom, utility room, family bathroom and four bedrooms. Additional benefits include a garage en bloc, private rear garden, gas central heating and double glazing. For your chance to view call sole agent Burnap + Abel now on 01303 258590.





Entrance Hall

With the staircase to the first floor landing, under stairs storage, storage cupboard and doors to;

Cloakroom

With low level W.C, wash hand basin, tiled splash back and frosted double glazed window.

Lounge/Dining Room

22' 2" x 11' 6" (6.76m x 3.51m) A spacious through lounge/diner with double glazed window to the front, radiators, laminate flooring, electric fireplace, double glazed sliding doors to the rear garden and door to the kitchen.

Kitchen

10' 2" x 9' 7" (3.10m x 2.92m) With a mix of wall and base units, roll edge work surface, stainless steel sink and drainer, four ring gas hob, oven and grill, electric extractor over, tiled splash back, double glazed window and double glazed door leading to the utility room.

Utility Room

11' 4" x 6' 8" (3.45m x 2.03m) With base units, roll edge work surface, stainless steel sink and drainer, plumbing for a washing machine, tiled floor, double glazed window and double glazed door to the rear garden.

First Floor Landing

With staircase to the second floor landing, airing cupboard and doors to;

Bedroom One

12' 4" x 11' 6" (3.76m x 3.51m) The master bedroom with double glazed window and radiator.

Bedroom Two

11' 7" x 9' 7" (3.53m x 2.92m) A further double bedroom with a double glazed window and radiator.

Bedroom Three

10' 2" x 6' 11" (3.09m x 2.11m) A single bedroom with double glazed window and radiator.

Bathroom

10' 2" x 5' 7" (3.09m x 1.70m) A recently updated bathroom with a matching white suite comprising low level W.C, wash hand basin, paneled bath with glass shower screen, wall mounted shower, tiled splash back, frosted double glazed window and radiator.

Second Floor Landing

With Velux window, large storage cupboard and doors to;

Bedroom Four

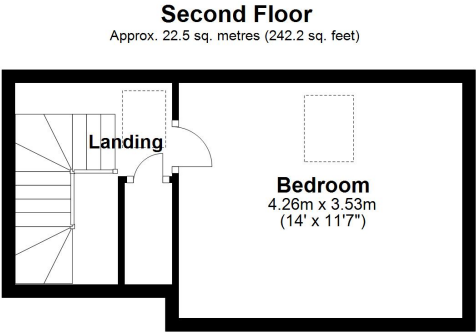
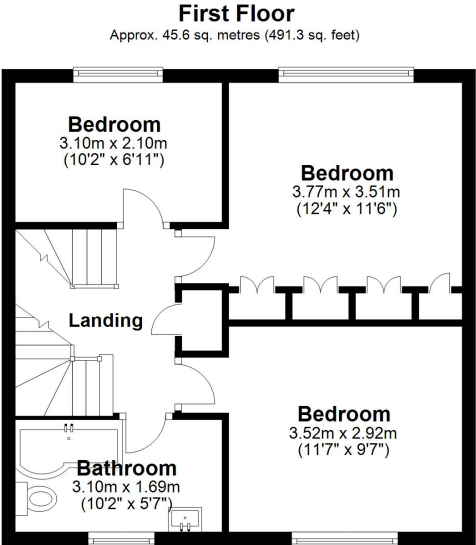
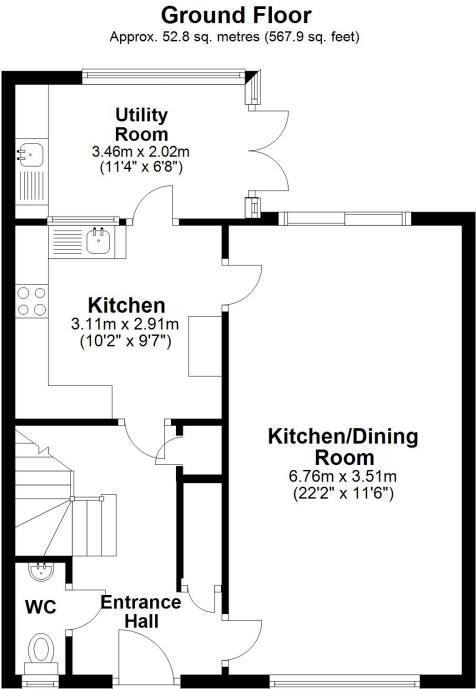
14' 0" x 11' 7" (4.27m x 3.53m) A further double bedroom with double glazed Velux window and radiator.

Garden

An enclosed rear garden that has recently been landscaped and laid to patio.

Garage

This garage en bloc has an up and over door and is situated to the left of the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

