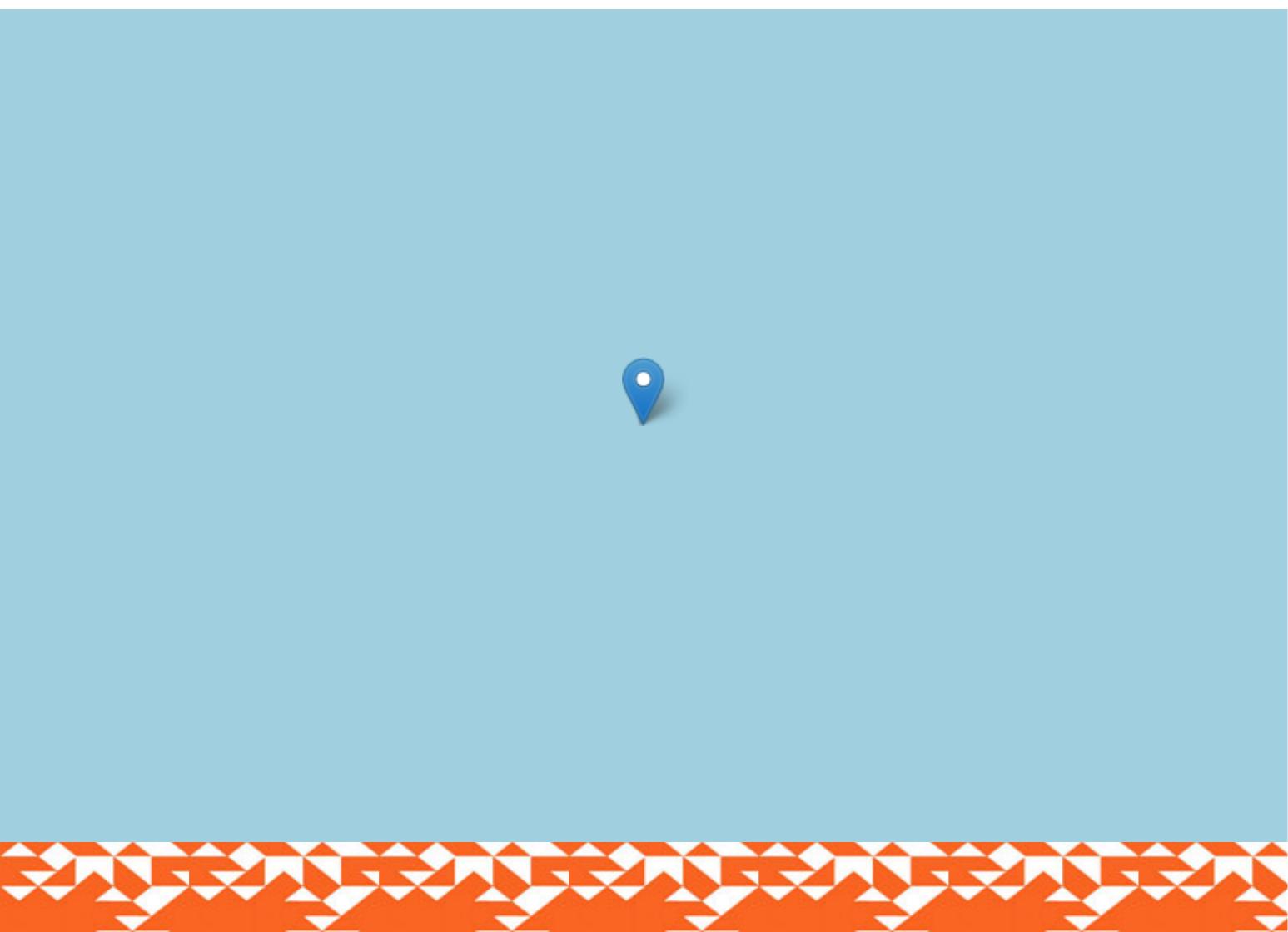


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## 27 Nearne Way

Folkestone  
CT20 3XB

**£425,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... £425,000-£450,000... Perfectly positioned in one of Folkestone's most sought-after residential areas, Nearne Way presents an exceptional opportunity to acquire a beautifully extended family home that effortlessly combines modern sophistication with comfortable living across three impressive floors. From the moment you arrive, this property exudes curb appeal — set proudly opposite an open park, offering a peaceful outlook and a sense of space rarely found in such a convenient location. Step inside to discover a stylish and spacious interior, thoughtfully designed for contemporary family life. The welcoming lounge provides a calm retreat, while the modern kitchen is both functional and beautifully finished. To the rear, a bright and airy dining room with bi-folding doors seamlessly opens onto the landscaped rear garden, creating a perfect flow between indoor and outdoor living — ideal for entertaining and relaxed summer evenings. A ground floor W.C. adds everyday practicality. Upstairs, the property offers four generously sized bedrooms, arranged over the first and second floors — two on each level. The family bathroom is fitted to a high standard, while the principal bedroom enjoys a luxurious en-suite shower room for added comfort and privacy. Externally, the home benefits from off-road parking to the rear, providing convenience and security. The front aspect overlooking the park adds to the home's charm, bringing a sense of openness and tranquillity to daily life. With its spacious layout, modern extensions, and enviable location, 27 Nearne Way represents a perfect blend of style, comfort, and practicality — a truly outstanding family home on the Kent coast.



## Entrance Hall

### Lounge

13' 11" x 12' 7" (4.24m x 3.84m)

### Dining Room

12' 10" x 11' 7" (3.91m x 3.53m)

### W.C

### Kitchen

12' 4" x 8' 10" (3.76m x 2.69m)

### First Floor Landing

### Bedroom One

13' 11" x 12' 8" (4.24m x 3.86m)

### Family Bathroom

7' 1" x 6' 2" (2.16m x 1.88m)

### Bedroom Two

9' 5" x 7' 1" (2.87m x 2.16m)

### Second Floor Landing

### Master Bedroom

13' 11" x 12' 8" (4.24m x 3.86m)

### En-Suite

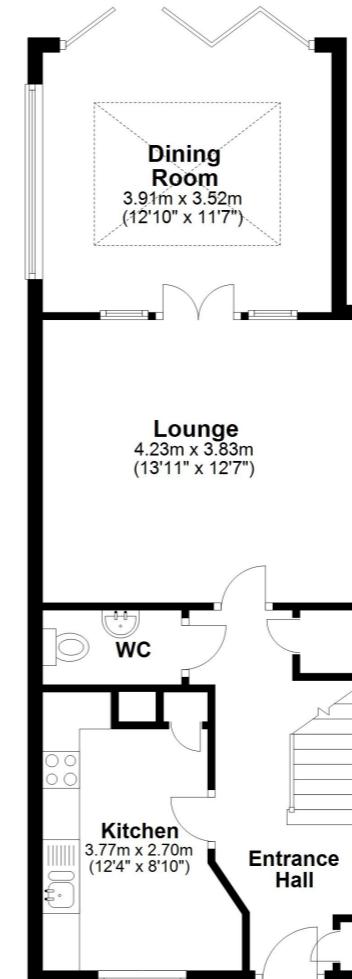
### Bedroom Three

14' 0" x 7' 9" (4.27m x 2.36m)

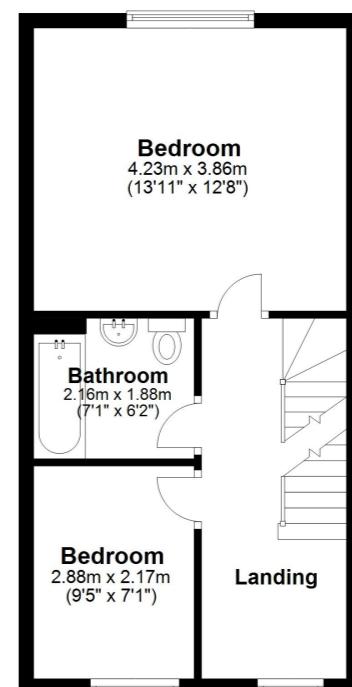
### Rear Garden

### 2 x Allocated Parking Bays

**Ground Floor**  
Approx. 51.4 sq. metres (553.5 sq. feet)



**First Floor**  
Approx. 37.3 sq. metres (401.8 sq. feet)



**Second Floor**  
Approx. 37.3 sq. metres (402.0 sq. feet)

