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## 11 Buttermere Close

Folkestone  
CT19 5JH

**£350,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to Buttermere Close, an immaculately presented three-bedroom end-of-terrace residence nestled in a quiet, sought-after cul-de-sac in Folkestone, Kent. This elegant home seamlessly blends modern comforts with sophisticated living, offering spacious interiors, smart upgrades, and a low-maintenance outdoor oasis—perfect for discerning buyers seeking luxury, convenience, and style. Step inside to discover a beautifully appointed lounge, ideal for relaxed evenings, leading into a sleek and functional kitchen, finished to a high standard. A clever garage conversion has created a versatile dining room, perfect for entertaining or family meals. To the rear, a generously sized conservatory bathes the home in natural light, offering a stunning additional living space with year-round appeal—overlooking the exquisitely landscaped garden. Upstairs, you’ll find three well-proportioned bedrooms, each thoughtfully designed, along with a stylish modern shower room. The private rear garden is a showstopper—featuring premium artificial grass, a luxurious Indian sandstone patio, and elegant landscaping for effortless outdoor living. To the front, a resin driveway provides ample off-street parking with a clean, contemporary finish. Located just a short walk from Folkestone Central Station, this property offers swift access to London and the coast—ideal for commuters, families, or those seeking a

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**Porch**

**Lounge**

18' 7" x 14' 2" (5.66m x 4.32m)

**Dining Room**

15' 7" x 7' 9" (4.75m x 2.36m)

**Kitchen**

12' 0" x 6' 11" (3.66m x 2.11m)

**Conservatory**

17' 4" x 9' 0" (5.28m x 2.74m)

**First Floor Landing**

**Bedroom One**

12' 11" x 8' 11" (3.94m x 2.72m)

**Bedroom Two**

11' 0" x 10' 8" (3.35m x 3.25m)

**Bedroom Three**

10' 7" x 7' 5" (3.23m x 2.26m)

**Shower Room**

8' 10" x 5' 3" (2.69m x 1.60m)

**Driveway**

**Rear Garden**

With side access. Mainly laid with Indian sandstone patio and artificial lawn.

