



Dolphins Road, Folkestone

Offers in Region of £350,000



18 Dolphins Road

Folkestone

Lovely 3-bed semi-detached house in Dolphins Road. Perfect blend of original features and modern amenities. Spacious rooms ideal for growing family or remote workers. Large garden with lawn, flower beds, patio, and summer house. Off-road parking. Conveniently near amenities and schools. View now!

Council Tax band: C

Tenure: Freehold

- SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- LARGE REAR GARDEN WITH SUMMER HOUSE
- BEAUTIFUL ORIGINAL FEATURES
- SOUGHT AFTER AND QUIET LOCATION
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- OFF-ROAD PARKING FOR 1-2 CARS
- EPC RATING "D"

To place an offer please call 01303 279955 or email

cheriton@andrewandco.co.uk

EXTERNAL FRONT PORCH

5' 9" x 1' 8" (1.76m x 0.52m)

Recessed front door through external front porch. Enter into the property through a beautiful original solid wooden front door into:-

ENTRANCE HALL

10' 0" x 5' 9" (3.06m x 1.76m)

Beautiful stained glass effect windows either side of the front door and above, carpeted floor coverings, stairs to first floor landing and radiator. Doors to:-

DINING ROOM

14' 1" x 12' 0" (4.30m x 3.66m)

UPVC double glazed bay windows to the front of the property, carpeted floor coverings, radiator and coving. Open plan to:-

LOUNGE

12' 9" x 10' 9" (3.89m x 3.28m)

UPVC double glazed patio doors out to the garden, carpeted floor coverings, radiator, coving and door into kitchen.

KITCHEN

12' 6" x 6' 11" (3.80m x 2.12m)

UPVC double glazed window to the side and UPVC double glazed door out to utility area and downstairs w/c. Kitchen comprises of matching wall and base units, stainless steel sink, gas hob, fan oven, wall mounted boiler, cupboard under the stairs and second larder cupboard within the kitchen.

UTILITY AREA

UPVC double glazed door out to the garden and UPVC double glazed window also. Mosaic tiles to floor, cupboard housing utility connections such as washing machine and tumble dryer. Door to:-



DOWNSTAIRS W/C

4' 7" x 2' 7" (1.39m x 0.78m)

UPVC double glazed window to the rear, close coupled w/c, part tiled walls and part tiled floor.

FIRST FLOOR LANDING

9' 3" x 6' 0" (2.81m x 1.83m)

UPVC double glazed window to the side, carpeted floor coverings, loft hatch and airing cupboard. Doors to:-

BEDROOM

14' 1" x 12' 4" (4.29m x 3.77m)

UPVC double glazed bay window with fitted slatted blinds to the front of the property, radiator, exposed wooden floorboards and beautiful feature original fireplace.

BEDROOM

12' 4" x 11' 11" (3.75m x 3.64m)

Large UPVC double glazed window with great views overlooking the garden, allotments behind and a stunning church in the distance. Bedroom has exposed wooden floorboards, radiator and fitted in-built storage cupboard.

BEDROOM

8' 1" x 5' 11" (2.47m x 1.81m)

UPVC double glazed window with fitted slatted blinds to the front of the property, carpeted floor coverings, coving and radiator.

BATHROOM

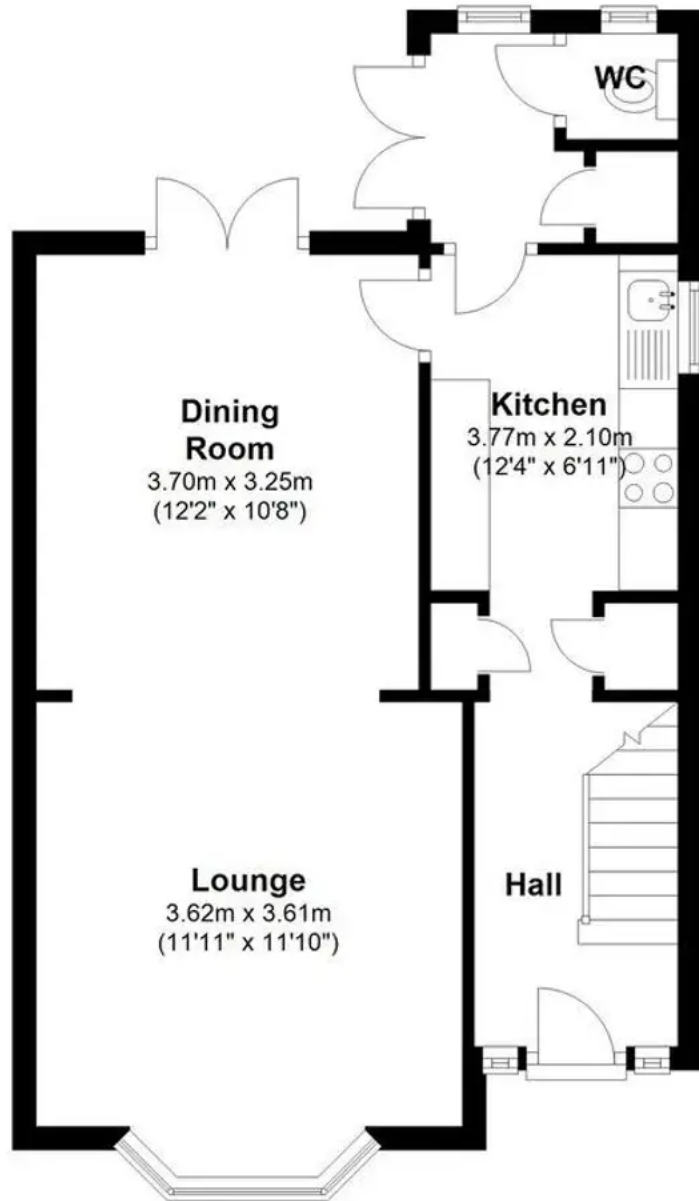
5' 11" x 6' 8" (1.81m x 2.04m)

UPVC double glazed frosted window to the rear, P-Shaped bath with power thermostatic shower over the bath, close coupled w/c, pedestal hand basin, heated towel rail, vinyl flooring and part tiled walls.



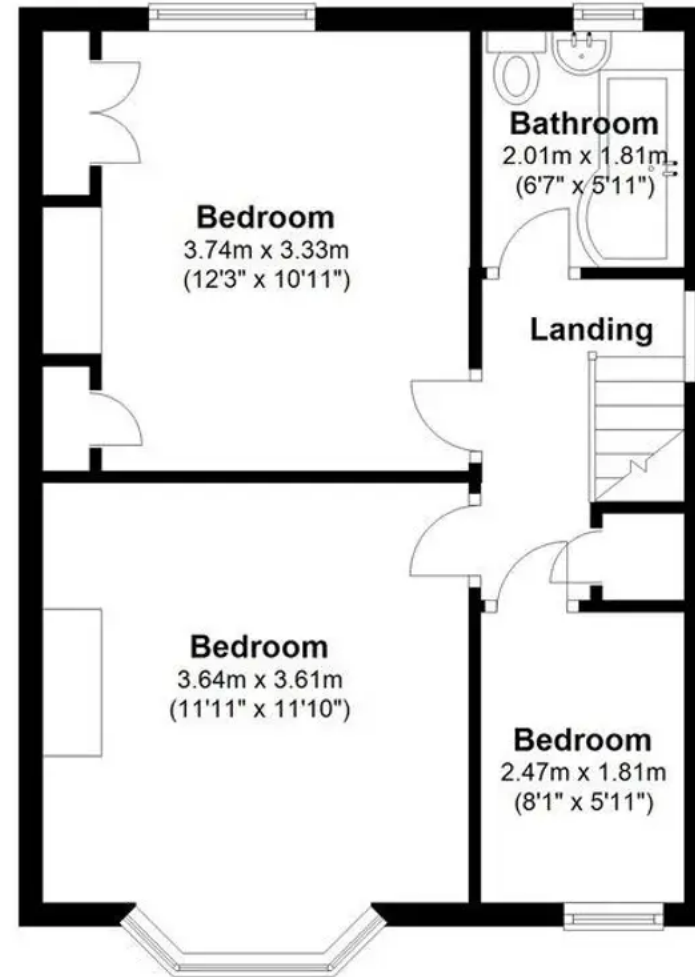
Ground Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.0 sq. feet)



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 and prospective purchaser.

Plan produced using PlanUp.