



## Dunnett Road, Folkestone

Guide Price £300,000 - £320,000





## 16 Dunnett Road

Folkestone

Newly refurbished, chain-free 3-bed end-terrace, guide price £300k-£320k. Immaculate condition, popular quiet location. South-facing garden with patio, lawn & rear side access. Close to shops, schools & transport links. Perfect family home with sunny outdoor space.

Council Tax band: C

Tenure: Freehold

- GUIDE PRICE £300,000 - £320,000
- END-TERRACE PROPERTY
- THREE BEDROOMS
- NEWLY REFURBISHED
- CHAIN FREE
- SOUTH FACING REAR GARDEN
- POPULAR & QUIET LOCATION
- CLOSE TO LOCAL SHOPS, SCHOOLS AND HIGH SPEED TRAIN

**To place an offer on this property  
please call 01303 279955 or email  
[cheriton@andrewandco.co.uk](mailto:cheriton@andrewandco.co.uk)**

### **FRONT PORCH**

3' 2" x 2' 5" (0.96m x 0.73m)

Wooden glazed external front door, tiled floor coverings and internal wooden glazed door to hallway.

### **ENTRANCE HALLWAY**

20' 10" x 5' 7" (6.36m x 1.69m)

Laminate wood flooring, stairs to first floor landing with carpeted floor coverings, storage cupboards underneath the stairs, laminate wood flooring and new radiator. Doors to:-

### **LOUNGE**

13' 5" x 12' 4" (4.10m x 3.75m)

UPVC double glazed bay window to the front of the property, laminate wood flooring and newly fitted radiator. Open plan to:-

### **DINING ROOM**

10' 10" x 9' 11" (3.29m x 3.01m)

UPVC double glazed window to the rear of the property, laminate wood flooring and newly fitted radiator.

### **KITCHEN**

12' 7" x 8' 0" (3.83m x 2.44m)

UPVC double glazed windows to rear and side of the property. Newly fitted kitchen with matching wall and base units and newly fitted work tops and spotlights, electric hob with extractor fan, fan oven and lovely Corian sink. There is space for free standing fridge-freezer, washing machine and dishwasher. Solid wooden glazed door out to rear garden.

### **FIRST FLOOR LANDING**

22' 1" x 5' 5" (6.74m x 1.66m)

First floor landing is split into two parts. This section leads to two of the bedrooms and stairs to the top floor. Newly laid carpeted floor coverings, storage cupboard, UPVC double glazed window to the front and stairs to second floor landing. Door to:-





**BEDROOM**

11' 1" x 10' 3" (3.39m x 3.13m)

UPVC double glazed window to the front of the property, newly laid carpeted floor coverings, new radiator and feature fireplace.

**BEDROOM**

10' 9" x 9' 8" (3.28m x 2.94m)

UPVC double glazed window to the rear of the property, newly laid carpeted floor coverings and new radiator.

**FIRST FLOOR LANDING (SECOND PART)**

7' 5" x 3' 0" (2.26m x 0.91m)

Second part of first floor landing has newly laid carpeted floor coverings and opening to:-

**OFFICE**

7' 3" x 4' 6" (2.21m x 1.38m)

UPVC double glazed frosted window to the rear of the property, cupboard housing combi boiler, newly laid carpeted floor coverings and new radiator.

**BATHROOM**

7' 10" x 4' 11" (2.38m x 1.51m)

UPVC double glazed frosted window to the rear of the property. Bathroom comprises of bath, thermostatic shower over the bath, close coupled w/c, vanity hand basin, heated towel rail, extractor fan and vinyl flooring.

**SECOND FLOOR LANDING**

Carpeted floor coverings and storage cupboard. Door to:-

**BEDROOM**

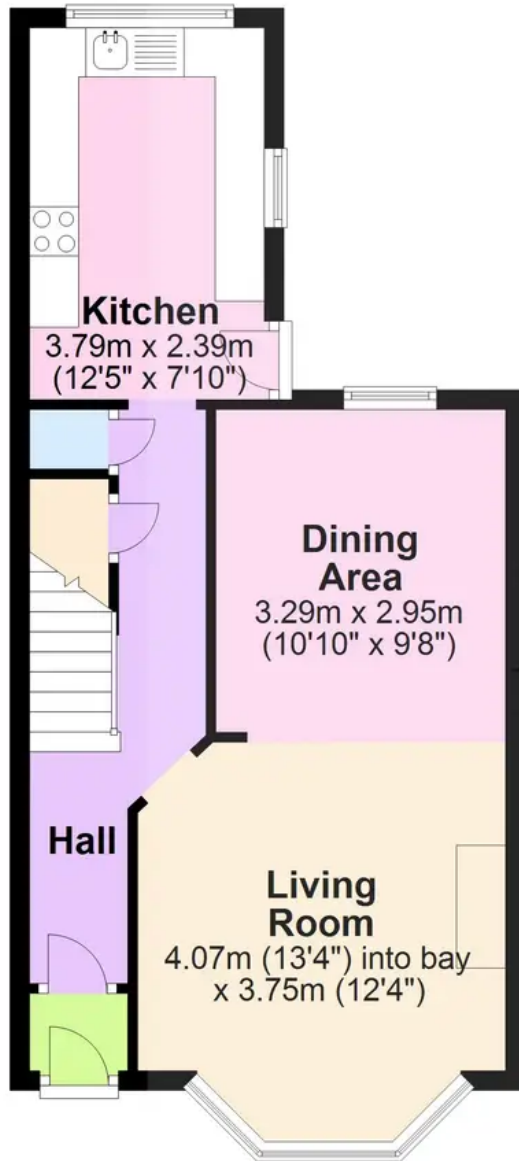
12' 2" x 10' 11" (3.72m x 3.34m)

UPVC double glazed window to the rear of the property with lovely views across Cheriton. Newly carpeted floor coverings, new radiator and storage cupboard.



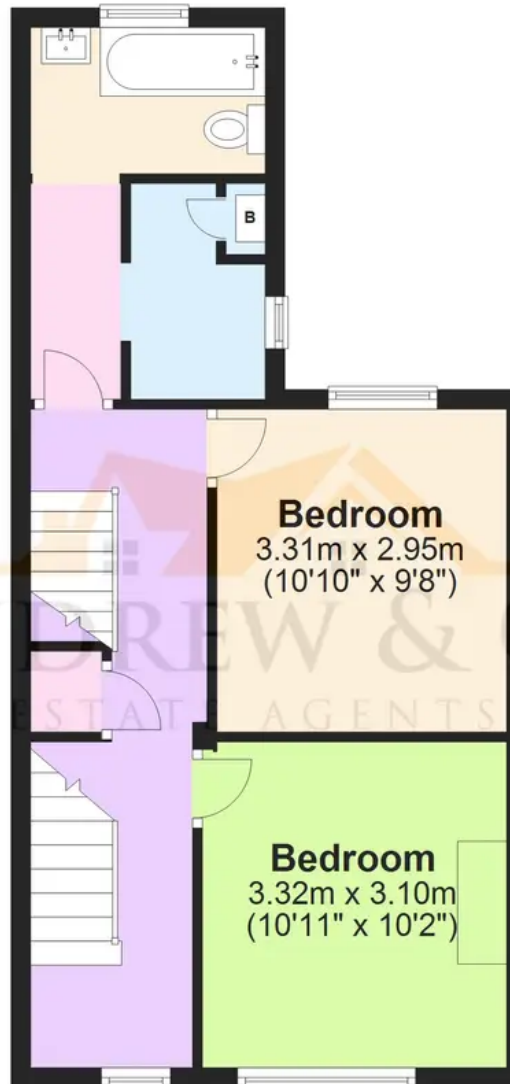
## Ground Floor

Approx. 42.5 sq. metres (457.0 sq. feet)



## First Floor

Approx. 41.9 sq. metres (451.0 sq. feet)



## Second Floor

Approx. 15.6 sq. metres (167.6 sq. feet)



Total area: approx. 99.9 sq. metres (1075.6 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.

Plan produced using PlanUp.