



Parkside

Folkestone CT19 5WN

- Stylish Contemporary Townhouse
 - Four Bedrooms
- Spacious Kitchen/Diner & Separate Utility
 - Underfloor Heating To Ground Floor
 - Rear Garden & Patio
- Generous Accommodation approx. 1760 square feet
 - Master Bedroom With Dressing Room & En Suite
 - Study/Home Office
 - Off Road Parking For Two Cars
 - Remainder Of 10 Year Building Warranty

Guide Price £530,000-£550,000 Freehold





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Mapps Estates are delighted to bring to the market this spacious and beautifully presented four bedroom contemporary semi-detached townhouse, built in a stunning American Georgian style and located within walking distance of Folkestone Central station with high speed rail services to London. Part of a select modern development, the property boasts generous levels of accommodation arranged over three floors, comprising a spacious reception hall, study/home office, cloakroom, large kitchen/diner and a separate utility room to the ground floor, a living room and a master bedroom with dressing room and en suite shower room to the first floor, and three further bedrooms and a luxury family bathroom to the top floor. The property is finished to a high standard throughout, and benefits from underfloor heating to the ground floor and the remainder of a ten year building warranty. With off-road parking for two cars and a rear patio and garden, an early viewing of this impressive family home comes highly recommended.

Located within walking distance of Folkestone Sports Centre and the delightful Radnor Park and its beautiful pond, within easy reach of the town centre and a short walk to Folkestone Central mainline railway station. Here you have the advantage of high-speed services to London St. Pancras in just over 50 minutes. The beautifully landscaped gardens of the Leas Cliff top promenade are also easily accessible, leading down to the seashore and Folkestone Harbour Arm which now offers a selection of eateries and pop up bars including a Champagne bar situated in the former lighthouse at the end of the pier. This area, being constantly improved and developed, now forms a real vibrant social area with great facilities. Turning back into the town you will find yourself in Folkestone's Creative Quarter, home to artists, creative businesses, independent boutiques and eateries. Both primary and secondary schooling is available in the area with Grammar schools available for both boys and girls. In the main Town Centre itself, you will find an array of stores and independent shops along with several supermarket chains. The M20 is easily accessed by car along with the Channel Tunnel Terminal and Port of Dover

Ground Floor:

Reception Hall 19'7 x 7'10

With composite entrance door with inset frosted double glazed panels and full length window to side, wood effect porcelain tiled flooring and underfloor heating, stairs to first floor, underfloor heating control panel, alarm keypad, recessed downlighters, cloaks cupboard with electric meter, store cupboard with consumer unit and underfloor heating manifold, doors to study, cloakroom and kitchen/diner.

Cloakroom

With wall hung wash hand basin with mixer tap and fitted mirror with inset sensor lighting and shaver point over, WC, extractor fan, fully tiled walls, wood effect porcelain tiled flooring with underfloor heating.

Study/Home Office 10'10 x 10'9 (max points)

With front aspect UPVC double glazed sash window and distant hillside view, underfloor heating control panel, wood effect porcelain tiled flooring with underfloor heating.

Kitchen/Diner 19'1 x 12'3

With wood effect porcelain tiled flooring throughout, underfloor heating control panel, recessed downlighters, spacious Dining Area with rear aspect UPVC double glazed French doors to patio and garden, modern fitted kitchen comprising complementing solid oak and quartz effect worktops with matching upstands, oak breakfast bar and shelving, inset five ring Bosch gas hob with extractor canopy over and electric oven under, range of grey gloss finish store cupboards and drawers, rear aspect UPVC double glazed sash window looking onto patio and garden, inset one and a half bowl stainless steel sink with rinser tap over integral drainer to worktop, integrated Bosch dishwasher, fitted high level Bosch microwave, integrated fridge/freezer, integral wine racks, door to utility room.

Utility Room 8'4 x 4'8

With UPVC frosted double glazed sash window, solid wood worktop with matching upstand, inset stainless steel sink/drainage with mixer tap over, grey gloss finish store cupboards and drawers, space and plumbing for washing machine and tumble dryer, extractor fan, wood effect porcelain tiled flooring with underfloor heating.

First Floor:



Landing

With stairs to second floor, airing cupboard housing pressurised hot water cylinder and fitted shelving, heating thermostat, radiator.

Master Bedroom 19'1 x 10'8 (max)

With front aspect UPVC double glazed sash windows to Bedroom and Dressing Room areas with hillside view, two radiators, door to en suite shower room.

En Suite Shower Room 7'9 x 5'4

With UPVC frosted double glazed sash window, large walk-in shower cubicle with rainfall shower and separate handheld shower attachment, wall hung wash hand basin with mixer tap and fitted mirror with inset sensor lighting and shaver point over, WC, extractor fan, fully tiled walls, recessed downlighters, wood effect porcelain tiled flooring, chrome effect heated towel rail.

Living Room 19'1 x 12'3

With two rear aspect UPVC double glazed sash windows looking onto garden, two radiators.

Second Floor:

Landing

With loft hatch and fitted loft ladder (the loft has been boarded and has bespoke fitted shelving fitted), store cupboard housing wall-mounted Potterton gas-fired boiler.

Bedroom 19'1 x 10'10 (max)

With two rear aspect UPVC double glaze sash windows looking onto garden and with an open outlook of the surrounding area, recessed fitted wardrobe/store cupboard, two radiators.

Bedroom 10'9 x 10'4

With front aspect UPVC double glazed sash window with hillside view, radiator.

Bedroom 8'11 x 7'11

With front aspect UPVC double glazed sash window with hillside view, radiator.

Family Bathroom 10'7 x 8'7

With UPVC frosted double glazed sash windows, panelled bath with wall-mounted shower and screen over, marble effect shelf with inset his & hers wash hand basins, both having mixer taps and fitted mirrors with inset sensor lighting and shaver



points over, WC, wood effect porcelain tiled flooring, extractor fan, recessed downlighters, chrome effect heated towel rail.

Outside:

Directly to the front of the property are two allocated parking spaces with a wall light by the front door. There is gated side access leading through to the rear patio and garden. The patio is laid to paving, with outside power points and a tap; steps lead up to a raised garden laid to lawn and bordered by picket fencing.

Agent's Note:

We have been advised by the owners that there is an annual service charge of £372.00 for the development; the property also benefits from the remainder of a 'Build Zone' ten year new home warranty from 2018.





Ground Floor

First Floor

Second Floor



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.

Local Authority Folkestone & Hythe District Council
Council Tax Band E
EPC Rating B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.