



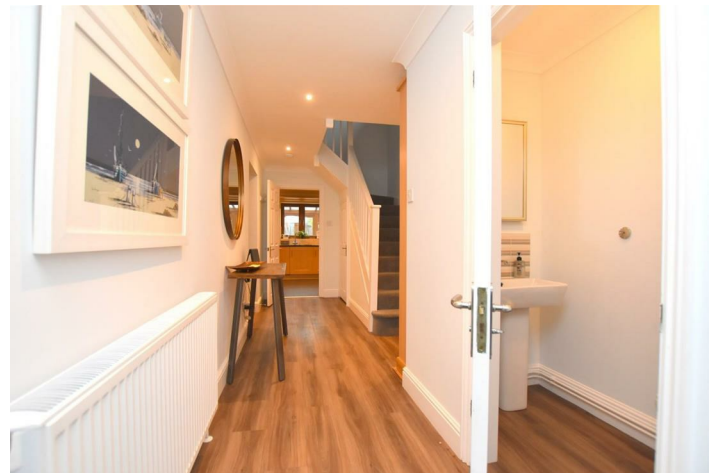
**MAPP'S**  
ESTATES



## Old Mead Folkestone CT19 5UR

- Link-Detached Family Home
  - Four Bedrooms
- Separate Living & Dining Rooms
  - Large Conservatory
- Garage & Off-Road Parking
- Popular Residential Area
- Well Presented Throughout
  - Kitchen & Utility Room
  - Front & Rear Gardens
  - No Onward Chain

**Asking Price £495,000 Freehold**





Mapps Estates are delighted to bring to the market this well-appointed four bedroom link-detached family home, set in a cul-de-sac location in the ever-popular Broadmead Village close to local amenities and schools. The property is presented in exceptional order throughout and is being sold with the advantage of no onward chain. The generous and well-proportioned accommodation comprises a front entrance porch, a welcoming reception hall, cloakroom, spacious living room, a separate dining room, a large conservatory, fitted kitchen and separate utility room, and an integral garage to the ground floor, while upstairs you will find the master bedroom with en suite cloakroom, three further bedrooms and a luxury family bathroom with bath and separate shower. Three of the bedrooms also have fitted wardrobes. In addition, the property enjoys well-tended front and rear gardens and a brick block paved driveway with off-road parking for two cars. An early viewing of this desirable family home comes highly recommended.

Located in the popular residential area within easy access to local shops and schooling nearby. Folkestone West mainline railway station is a short car journey away giving high-speed services to London St. Pancras in just over 50 minutes. Folkestone's Harbour Arm is in the nearby proximity and 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 including both Grammar schools for boys and girls, and The Folkestone Academy within in a few minutes' walk. In the main Town Centre itself, you will find an array of stores and independent shops along with several supermarket chains. The M20 is also within easy access by car along with the Chanel Tunnel Terminal and Port of Dover.

#### **Ground Floor:**

##### **Entrance Porch 7' x 2'7**

With UPVC double glazed leaded windows and front door, gas and electric meters, internal UPVC frosted double glazed door opening to reception hall.

### **Reception Hall 20'1 x 7'6**

With stairs to first floor and understairs store cupboard, fitted bookshelf, Amtico wood effect flooring, coved ceiling, recessed downlighters, open doorway to living room, doors to kitchen and cloakroom, radiator.

### **Cloakroom**

With UPVC frosted double glazed window, WC, pedestal wash hand basin with mixer tap and tiled splashback over, coved ceiling, Amtico wood effect flooring, radiator.

### **Living Room 20'2 x 11'8**

With front aspect UPVC leaded double glazed window looking onto garden, chimney breast with recessed log effect electric fire, coved ceiling, Amtico wood effect flooring, two vertical radiators, open doorway through to dining room.

### **Dining Room 9'7 x 9'2**

With rear aspect UPVC double glazed French doors opening to conservatory, door to kitchen, Amtico wood effect flooring, coved ceiling, vertical radiator.

### **Conservatory 18'2 x 13'7 (max points)**

With a brick base and UPVC double glazed windows over, rear aspect French doors and a pitched double glazed roof, multiple power points, tiled floor.

### **Kitchen 9'11 x 9'6**

With rear aspect UPVC double glazed window looking through conservatory to garden, fitted kitchen comprising a range of wood effect store cupboards and drawers, granite worktops with tiled splashbacks and concealed lighting over, inset one and a half bowl stainless steel sink with mixer tap and downlighters over and integral drainer to worktop, four ring gas hob with extractor canopy over and electric oven under, integrated dishwasher and undercounter fridge, recessed downlighters, tiled floor, coved ceiling, radiator, door to utility room.

### **Utility Room 8'8 x 8'1**

With rear aspect UPVC double glazed window and back door, fitted worktop with tiled splashback and inset stainless steel sink/drainage with mixer tap over, wood effect store cupboards and drawer, cupboard housing wall-mounted Worcester Bosch Greenstar gas-fired boiler, integrated larder fridge, space for freezer, wine rack, coved ceiling, recessed downlighters, tiled floor, radiator, door to garage.



### **Garage 18'4 x 8'9**

With up and over garage door, fitted shelving, pitched roof with part-boarded loft space, water softener, power and light.

### **First Floor:**

### **Landing 8'1 x 5'10**

A spacious landing with UPVC frosted double glazed window to side, loft hatch and fitted loft ladder, built-in airing cupboard housing pressurised hot water cylinder, heating control panel.

### **Master Bedroom 11'8 x 11'8**

With front aspect UPVC double glazed window, fitted floor to ceiling triple wardrobe with wood effect and mirrored sliding doors, coved ceiling, radiator, door to en suite cloakroom.

### **En-Suite Cloakroom**

With UPVC frosted double glazed window, WC, wash hand basin with mixer tap over and store cabinet under, part-tiled walls, tiled floor, coved ceiling, radiator.

### **Bedroom 11'8 x 9'8 (max)**

With rear aspect UPVC double glazed window looking onto the garden and with views of the North Downs, fitted floor to ceiling wood effect double wardrobe and matching shelved store cupboard with mirrored door, coved ceiling, radiator.

### **Bedroom 11'8 x 7'7**

With front aspect UPVC double glazed window, fitted wood effect bedroom furniture comprising a floor to ceiling double wardrobe with sliding doors, a dressing table and chest of drawers with fitted shelving and a wall-mounted store cupboard over, coved ceiling, radiator.

### **Bedroom 9'7 x 7'7**

With rear aspect UPVC double glazed window looking onto the garden and with views of the North Downs, coved ceiling, radiator.

### **Family Bathroom 7'11 x 5'2**

With UPVC frosted double glazed window, panelled bath with mixer tap over, recessed shower cubicle with rainfall shower and separate hand-held shower attachment, extractor fan and downlighter over, vanity unit comprising wash hand basin with mixer



tap over and shelf to side, store cabinet under and WC with concealed cistern, large fitted mirror, recessed downlighters, fully tiled walls, vinyl flooring, chrome effect heated towel rail.

**Outside:**

To the front of the property is a lawned front garden and shrub border, a brick block paved driveway offer off-road parking space for two cars and access to the garage. There is a motion-sensor wall light by the front porch. To the rear is a paved patio area by the conservatory, with a shrub border and outside tap to the side. There is a step up to the rear garden which has a central lawn, shrub borders and a paved terrace.





**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band**  
**EPC Rating C**

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

**Mapps Estates Sales Office**

61 Tritton Gardens, Dymchurch,  
 Romney Marsh, Kent, TN29 0NA

**Contact**

01303 232637  
 info@mappsestates.co.uk  
 http://www.mappsestates.co.uk

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.