



## Neptune Drive Folkestone CT20 3UN

- Contemporary Detached Residence
- Three Double Bedrooms
- Spacious Living Room & Balcony
- Fitted Wardrobes To All Bedrooms
- Off Road Parking
- Three Storey Townhouse
- Kitchen/Diner & Separate Utility
- Bathroom & En Suite Shower
- Integral Double Garage
- Remainder of 10 Year Builder's Warranty

**Guide Price £425,000 - £445,000 Freehold**





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Mapps Estates are delighted to bring to the market this well-presented three bedroom detached townhouse residence located in an elevated position affording views of the surrounding area and a distant view of the sea. The well-proportioned accommodation is arranged over three floors, comprising a spacious reception hall, utility room and integral double garage to the ground floor, a spacious living room with French doors to the rear garden, a modern kitchen/diner opening to a balcony, and a cloakroom to the first floor, and three double bedrooms, all having fitted wardrobes, an en suite shower room to the main bedroom and a family bathroom on the top floor. The property also enjoys off-road parking for two cars and benefits from the remainder of a ten year builder's warranty. Numerous visitors' parking bays are also available on the development. An early viewing comes highly recommended.

Located on a modern development in a popular residential area with a Tesco supermarket close by and conveniently located for the M20 Motorway, Channel Tunnel Terminal and ports of Folkestone and Dover, which are all easily accessed by car. High speed rail services are available from Folkestone West approximately ten minutes' drive giving fast services to St Pancras London in just over fifty minutes. Folkestone town centre offers a comprehensive range of shopping facilities, while the Harbour Arm now boasts 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 now forms a 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. The nearby Cinque Port town of Hythe can be reached in approximately ten minutes by car offering a good selection of independent shops together with a Waitrose store. Primary schooling is within walking distance and secondary schooling is available in Folkestone including both boys' and girls' grammar schools.

### **Ground Floor:**

#### **Front Entrance**

With canopy over and outdoor wall light, front door with frosted double glazed window to side, opening to reception hall.

#### **Reception Hall 9'6 x 8'**

With stairs to first floor, doors to utility room and garage, store cupboard housing consumer unit, heating control panel, radiator.

#### **Utility Room 10'3 x 8' (max points)**

With fitted rolltop work surfaces with matching upstands and inset stainless steel sink/drainer with mixer tap over, grey gloss finish store cupboards, integrated Zanussi washing machine, Karndean tiled flooring, extractor fan, radiator.

#### **Double Garage 19'8 x 18'7**

With up and over door, electric meter, power and light.



## First Floor:

### Landing

With front and rear aspect UPVC double glazed windows, built-in store cupboard, stairs to top floor, doors to living room and cloakroom, radiator.

### Cloakroom

With pedestal wash hand basin with mixer tap and tiled splashback over, WC, Karndean tiled flooring, extractor fan, radiator.

### Living Room 19'6 x 9'9

With front aspect UPVC double glazed window, rear aspect UPVC double glazed windows and French doors to patio and garden and fitted blinds, heating control panel, wood effect laminate flooring, radiator, door to kitchen/diner.

### Kitchen/Diner 19'5 x 9'9

With rear aspect UPVC double glazed window looking onto garden, Karndean tiled flooring,

fitted kitchen comprising a range of grey gloss finish store cupboards and drawers, rolltop work surfaces with matching upstands, tiled splashbacks and concealed downlighters over, inset one and a half bowl stainless steel sink/drainer with mixer tap over, four ring gas hob with pull out extractor over, integrated Zanussi dishwasher and fridge/freezer, fitted high level Zanussi double electric oven, cupboard housing wall-mounted Ideal gas-fired combination boiler, extractor fan, two radiators, dining area with front aspect UPVC double glazed windows and French doors with fitted blinds, opening to balcony.

### Balcony 18'2 x 3'8

With handrails and glazed panelling, composite decking, wall light, views of the surrounding area and hillside.

## Top Floor:



## Landing

With rear aspect UPVC double glazed window looking onto garden, built-in store cupboard, loft hatch, radiator.

## Master Bedroom 16'4 (into door well) x 14'7

With front aspect UPVC double glazed window enjoying views of the surrounding area, hillside and sea, fitted floor to ceiling double wardrobe with mirrored sliding doors, heating control panel, radiator, door to en suite shower room.

## En Suite Shower room 9'1 x 4'6

With UPVC frosted double glazed window, fully tiled shower cubicle with sliding screen and Aqualisa electric shower, wall-hung wash hand basin with mixer tap and tiled splashback over, WC, extractor fan, Karndean tiled flooring, radiator

## Bedroom 10'6 x 7'8

With front aspect UPVC double glazed window enjoying views of the surrounding area, hillside and sea, fitted floor to ceiling double wardrobe with mirrored sliding doors, radiator.

## Bedroom 10'6 x 7'8

With rear aspect UPVC double glazed window looking onto garden, fitted floor to ceiling double wardrobe with mirrored sliding doors, radiator.

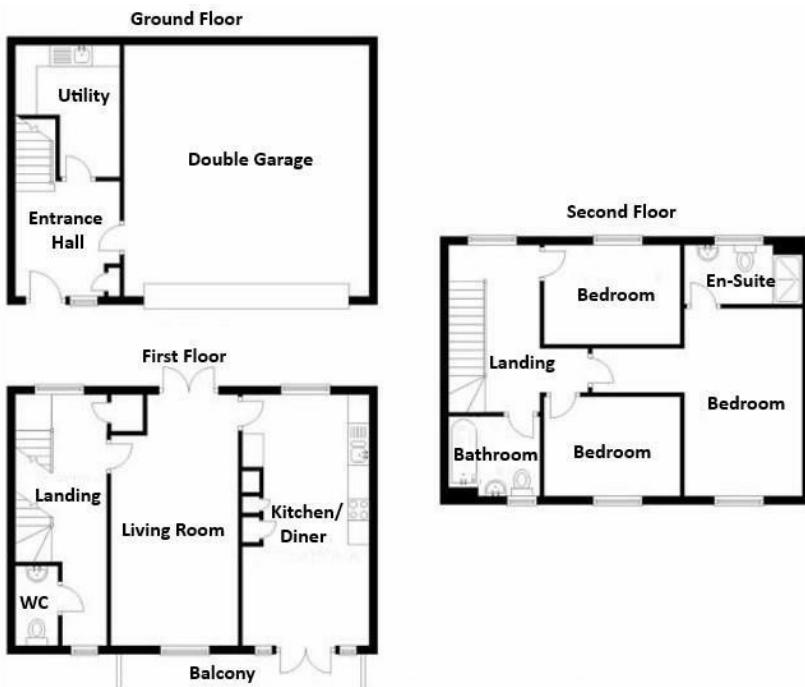
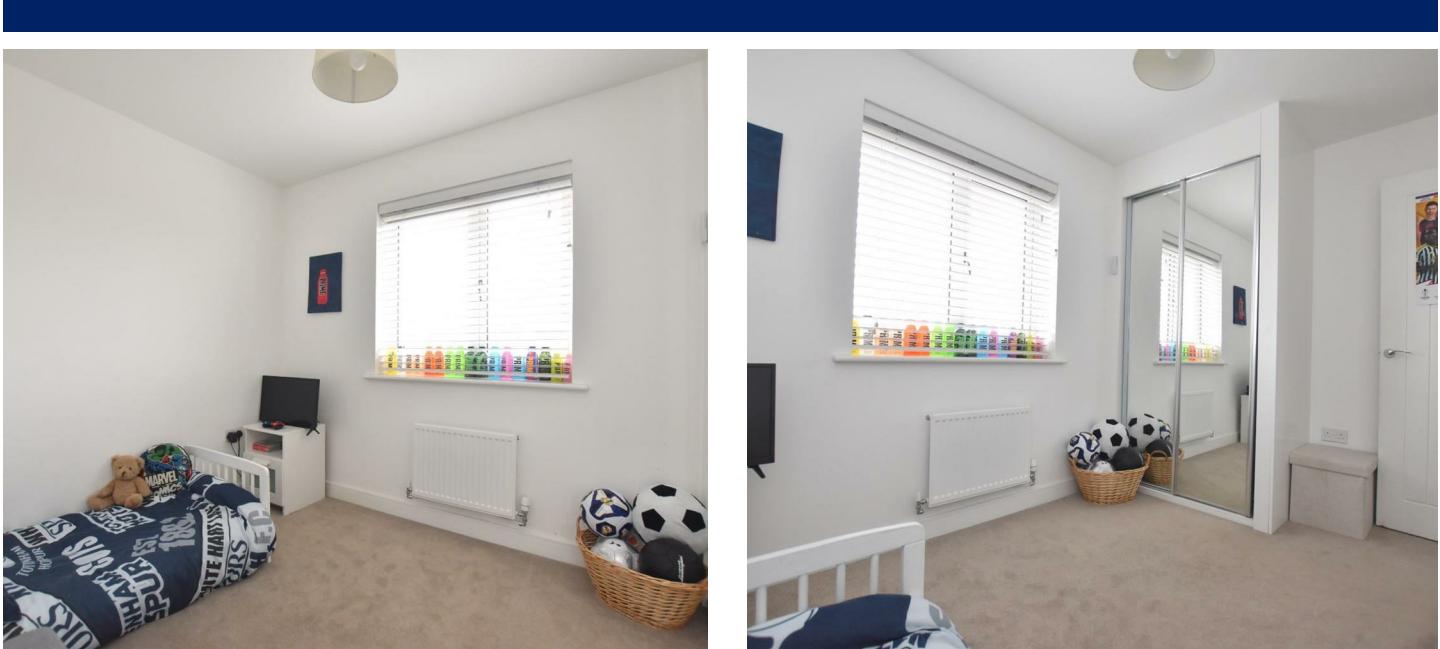
## Family Bathroom 7'1 x 5'7

With UPVC frosted double glazed window, panelled bath with tiled splashback, mixer tap, shower screen and shower over, wall-hung wash hand basin with mixer tap and tiled splashback over, WC, tiled shelf, extractor fan, Karndean tiled flooring, radiator.

## Outside:

To the front of the property is a tarmac driveway providing off-road parking space for two/three cars and access to the double garage. The development also has numerous allocated parking bays for visitors. A paved pathway leads from the driveway to the front entrance, while a side gate accesses paved steps leading up to the rear garden. This has been mostly laid to lawn, with a paved patio and pathway. There is an outside tap and lighting.





Whilst every effort 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 any prospective purchaser.  
Plan produced using PlanIt.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		83
(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.