



Aldridge Road

Folkestone CT20 3FR

- Modern Townhouse
- Four Bedrooms
- Kitchen/Breakfast Room
- Countryside Views
- Garage & Off Road Parking
- Built In 2017
- Bathroom & En Suite Shower Room
- Spacious Living Room
- Rear Patio & Garden
- Remainder Of NHBC Warranty

Price Guide £400,000-£425,000 Freehold





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Mapps Estates are delighted to bring to the market this modern well presented four bedroom semi-detached townhouse residence set on a modern development, conveniently located close to local amenities, transport links and local schools. The accommodation is arranged over three floors with the reception hall, kitchen/breakfast room, cloakroom and lounge/diner on the ground floor, three bedrooms and the family bathroom on the first floor, and the impressive master bedroom with a feature vaulted ceiling and en suite shower room on the top floor. This well-appointed property also enjoys a rear garden and patio, a garage and two allocated parking spaces, and the remainder of an NHBC warranty. An early viewing comes highly recommended.

Located on a modern development in a popular residential area with a Tesco supermarket within walking distance 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 wall light and canopy over, composite front door with frosted double glazed panel, opening to reception hall.

Reception Hall 15'7 x 6'8 (max points)

With stairs to first floor, understairs store cupboard with fitted shelves, consumer unit and electric meter, additional understairs store cupboards, tiled floor, heating control, radiator.

Kitchen/Breakfast Room 12'11 x 10'7 (max points)

With full length front aspect UPVC double glazed window with view to playing fields, range of wood effect store cupboards and drawers and display cabinet, rolltop work surfaces with matching upstands and tiles splashbacks, inset one and a half bowl stainless steel sink/drainers with mixer tap over, four ring gas hob with brushed stainless steel splashback and extractor canopy over and electric double oven under, space and plumbing for washing machine and dishwasher, space for fridge/freezer, space for breakfast table, cupboard housing wall-mounted Ideal gas-fired boiler, LVT flooring, extractor fan, radiator.

Cloakroom

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

Living Room 15'11 x 13'9

With rear aspect UPVC double glazed windows and French doors opening to patio and garden, heating thermostat, radiator.

First Floor:

Landing

With store cupboard, airing cupboard housing pressurised hot water cylinder with shelf over, radiator, door to inner lobby with stairs to top floor, radiator and front aspect UPVC double glazed window looking onto playing fields and hillside.

Bedroom 10'8 x 8'11

With front aspect UPVC double glazed window looking onto playing fields and hillside, fitted floor to ceiling triple wardrobe with sliding doors, radiator.

Bedroom 11' x 9'10

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

Bedroom 11' x 5'10

With rear aspect UPVC double glazed window looking onto garden, radiator.

Bathroom 6'6 x 5'6

With panelled bath with mixer tap, shower, shower screen

and tiling over, pedestal wash hand basin with mixer tap, tiled splashback and shelf over, WC, extractor fan, vinyl flooring, radiator.

Top Floor:

Master Bedroom 21'10 x 12'6

With front aspect UPVC double glazed dormer window with view across playing fields to the surrounding hillside, vaulted ceiling, Velux window with fitted blind, fitted wardrobes to one wall with sliding doors, four wall lights, radiator, door to en suite shower room.

En Suite Shower Room 9'8 x 4'11

With Velux window, fully tiled shower cubicle with sliding screen, pedestal wash hand basin with mixer tap and tiled splashback, WC, extractor fan, vinyl flooring, radiator.

Outside:

To the front of the property is a low walled garden laid to lawn with a shrub border; a paved pathway leads to the front entrance. To the side is a tarmac driveway providing two off-road parking spaces and access to the garage. The rear garden is mostly laid to lawn with shrub borders, a paved patio and an outside tap.


Garage 19'8 x 9'10

With up and over door, pitched roof with loft space, power and light, composite door to rear with frosted double glazed panel, opening to rear garden.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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.