



## **Fremantle Road**

**Folkestone CT20 3PY**

- Extended Semi Detached Family Home
  - Spacious Living Room
  - Home Office
  - Large Terraced Rear Garden
- Five Bedrooms
  - Kitchen/Diner
- Shower Room & En Suite Bathroom
- Off Road Parking Space

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







**\*\* Guide Price: £400,000-£425,000 \*\***

Mapps Estates are delighted to bring to the market this extended semi-detached five bedroom family home located in a popular residential area close to local amenities and within easy reach of central Folkestone. The well-proportioned accommodation comprises a front entrance porch, a spacious living room, a good-sized kitchen/diner, a double bedroom and a home office to the ground floor, while upstairs are four further bedrooms, a family shower room and an en suite bathroom to the large main bedroom. The property boasts a generous terraced rear garden with several outbuildings, enjoying a lovely open view of the surrounding area from the upper terrace; in addition there is an off-road parking space to the front. An early viewing comes highly recommended.

Located in a popular residential area between the coastal towns of Folkestone and Sandgate, with local amenities within easy walking distance and a Tesco supermarket just a short drive away. Conveniently located for the M20 Motorway, Channel Tunnel Terminal and Port of Dover, with Folkestone West train station offering high speed services to London St Pancras in just over 50 minutes. Folkestone town centre itself is easily accessible and 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.

### **Ground Floor:**

### **Front Entrance Porch 5'3 x 4'7**

With UPVC front door and frosted double glazed window to side, built-in cloaks cupboard housing gas and electric meters and fuse box, tiled floor, recessed downlighter, internal UPVC double glazed window and door opening to living room.

### **Living Room 16'10 x 15'8**

With large front aspect UPVC double glazed window with bespoke fitted shutters, wood block flooring, two wall lights, 'Hive' thermostat, coved ceiling, recessed downlighters, radiator, stairs to first floor, open archway leading through to kitchen/diner.

### **Kitchen/Diner 24'3 x 8'10**

With fitted kitchen comprising black gloss finish store cupboards and drawers, granite worktops with matching upstands, inset one and a half bowl stainless steel sink with mixer tap over and integral drainer to worktop, space for American style fridge/freezer, space for range cooker with extractor canopy over, integrated dishwasher, space and plumbing for washing machine, understairs store cupboard with fitted shelves, rear aspect UPVC double glazed window and French doors opening to patio, recessed downlighters, coved ceiling, slate effect tiled floor, dining area with rear aspect UPVC double glazed window, radiator, doors to home office and bedroom.

### **Home Office 8'3 x 4'9**

With rear aspect UPVC double glazed window, recessed downlighters, wood block flooring, radiator.

### **Bedroom 15'6 x 11'5**

With front aspect UPVC double glazed window, wood effect laminate flooring, recessed downlighters, cupboard housing wall-mounted Ideal gas-fired combination boiler, consumer unit, radiator.

### **First Floor:**





### **Landing**

With loft hatch, painted wooden floorboards, recessed double linen cupboard, coved ceiling, motion sensor-activated recessed downlighters, radiator.

### **Bedroom 16'10 x 12'**

With front aspect UPVC double glazed window enjoying hillside view, two built-in recessed double wardrobes, loft hatch, wood effect laminate flooring, coved ceiling, radiator, door to en suite bathroom.

### **En Suite Bathroom 12' x 6'9**

With UPVC frosted double glazed window, panelled bath with central mixer tap, fully tiled quadrant shower cubicle with rainfall shower and separate hand-held shower attachment, twin wash hand basin with mixer taps over set onto wooden shelf with store cabinets and shelving under, shelf with downlighters over, WC with concealed cistern, part-tiled walls, tiled floor, heated towel rail, extractor fan, recessed downlighters.

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

With rear aspect UPVC double glazed window looking onto garden, wood effect laminate flooring, recessed double wardrobe, coved ceiling, radiator.

### **Bedroom 9'8 x 9'2**

With front aspect UPVC double glazed window enjoying hillside view, wood effect laminate flooring, coved ceiling, radiator.

### **Bedroom 9'1 x 6'11**

With front aspect UPVC double glazed window enjoying hillside view, wood effect laminate flooring, coved ceiling, radiator.

### **Shower Room 6'10 x 5'7**

With UPVC frosted double glazed window, large fully tiled walk-in shower cubicle with screen to side, pedestal wash hand basin with mixer tap over, WC, coved ceiling, tiled floor, heated towel rail.

### **Outside:**



To the front of the property the garden is laid to lawn with a concrete off-road parking space to one side. To the rear of the property is a paved patio area with an outside tap and a bike store; steps lead to an upper paved terrace with pathways accessing the rest of the large terraced garden. To the side is a large garden shed/workshop (14'6 x 9'7 with power and light), while to the top level, which enjoys lovely views of the valley, is a home gym (12'10 x 9'5 with UPVC double glazed window and French doors, power and light), a further terrace laid to artificial grass, a summerhouse and garden store with power points, and a decked barbeque area with outdoor lighting. Please note, the strip of land to the top of the garden is officially owned by the council, but the property has sole use of it - please contact the agent for further details.





### Ground Floor

Approx. 78.4 sq. metres (844.0 sq. feet)



### First Floor

Approx. 65.7 sq. metres (707.3 sq. feet)



Total area: approx. 144.1 sq. metres (1551.3 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(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

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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.