



6 Densole Way, Densole,
Folkestone, CT18 7BQ
£315,000

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6 Densole Way, Densole, Folkestone

A generous size semi-detached two bedroom family house with parking and gardens.

Situation

Densole Way is a large cul-de-sac with a central Green, being close to both the Village Stores and Public House within the village of Densole. Close by are a number of walks and rides over surrounding countryside. The Town of Hawkinge itself boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and a Care Home. Leisure and socialising activities within the village include the Community Centre, Village Hall, Mayfly Restaurant, Coffee Shop, White Horse Public House, Cat and Custard Pot Public House and Take Away food establishments. Bus services run to both the coastal port of Folkestone to the south and, to the north via the A2, to the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The High-Speed Rail Link reduces travel time from Folkestone to London St Pancras via Ashford to some 59 minutes! Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

A traditionally constructed semi-detached family house set well back in a semi-rural village. The accommodation consists; an entrance porch which has space and plumbing for a washing machine and a tumble dryer, spacious sitting/dining room with large picture window overlooking the front gardens. A good size well-fitted kitchen with matching wall and base units, incorporating a circular sink with matching drainer, eye level double oven/grill and electric hob while French doors open out to the pretty rear gardens. A staircase leads up from the kitchen to the first floor where a comprehensive shower room can be found along with two good size bedrooms.

Outside

The rear gardens are beautifully kept with an area of neat lawn and a large variety of shrubs, plants and flowers. A paved patio is adjacent to the property offering a useful space to enjoy outside dining. There is an additional patio and brick built garden shed situated towards the back of the garden. The front gardens are laid to lawn with flower and plant borders enclosed by a quality built brick wall having driveway parking to the front and side of the property.

Services

All main services are understood to be connected to the property. Gas Fired Central Heating. Solar Panels.

Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: B

EPC Rating: TBA

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

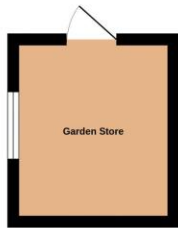


To view this property call Colebrook Sturrock on **01303 892000**

Outside
72 sq.ft. (6.7 sq.m.) approx.

Ground Floor
375 sq.ft. (34.8 sq.m.) approx.

1st Floor
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Porch

Sitting / Dining Room

18' 0" x 12' 0" (5.48m x 3.65m)

Kitchen

14' 11" x 7' 7" (4.54m x 2.31m)

Bedroom One

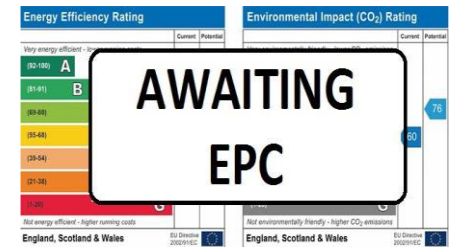
11' 11" x 10' 6" (3.63m x 3.20m)

Bedroom Two

14' 11" x 7' 6" (4.54m x 2.28m)

Bathroom

8' 10" x 7' 1" (2.69m x 2.16m)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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