



**Old Dover Road, Folkestone**

**Guide Price £650,000**



# Old Dover Road, Folkestone

## DESCRIPTION

GUIDE PRICE - £650,000-675,000 -Nestled in the sought-after area of Old Dover Road, Capel-Le-Ferne, this stunning four-bedroom detached property offers a perfect blend of comfort and breath taking scenery. With exquisite views of the English Channel stretching all the way to France on a clear day, as well as panoramic views of Folkestone, this property is truly a gem.

This lovely home is presented in lovely condition throughout, featuring a spacious layout that is ideal for family living. On the ground floor, you will find two well-appointed bedrooms one with en suite, a large lounge perfect for relaxation, and a delightful kitchen/diner that invites culinary creativity. Additionally, there is a conveniently located bathroom on this level. Ascending to the first floor, you will discover two further bedrooms, including a master suite with an en-suite shower room, providing privacy and comfort.

The exterior of the property boasts a superb low-maintenance garden, which offers easy access to the garage. There is also a lovely front garden as well, perfect for pulling up a chair and making use of the full sun trap. A standout feature is the rooftop balcony, where you can bask in the sun and take in those breath taking views, making it an ideal spot for summer gatherings, quiet evenings or to watch the sunrise. There is also parking for multiple vehicles under the car port and a garage which is a good size throughout and has power.

With no onward chain, this property is ready for immediate viewing, allowing you to envision your new life in this picturesque setting. Whether you are seeking a family home or a tranquil retreat, this lovely home is a must-see. Don't miss the opportunity to make this stunning property your own.

- NO ONWARD CHAIN
- BEAUTIFUL SOUTH FACING PROPERTY
- PANORAMIC SEA VIEWS FROM FRONT OF PROPERTY
- GREAT LOCATION
- GOOD SIZE GARDEN
- LARGE MODERN KITCHEN/DINER
- GARAGE AND CAR PORT







## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| 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>                                   |         |           |
| (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 |         |           |
|                                                    | 71      | 83        |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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