



30 Cornwallis Avenue, Folkestone

Guide Price **£375,000**

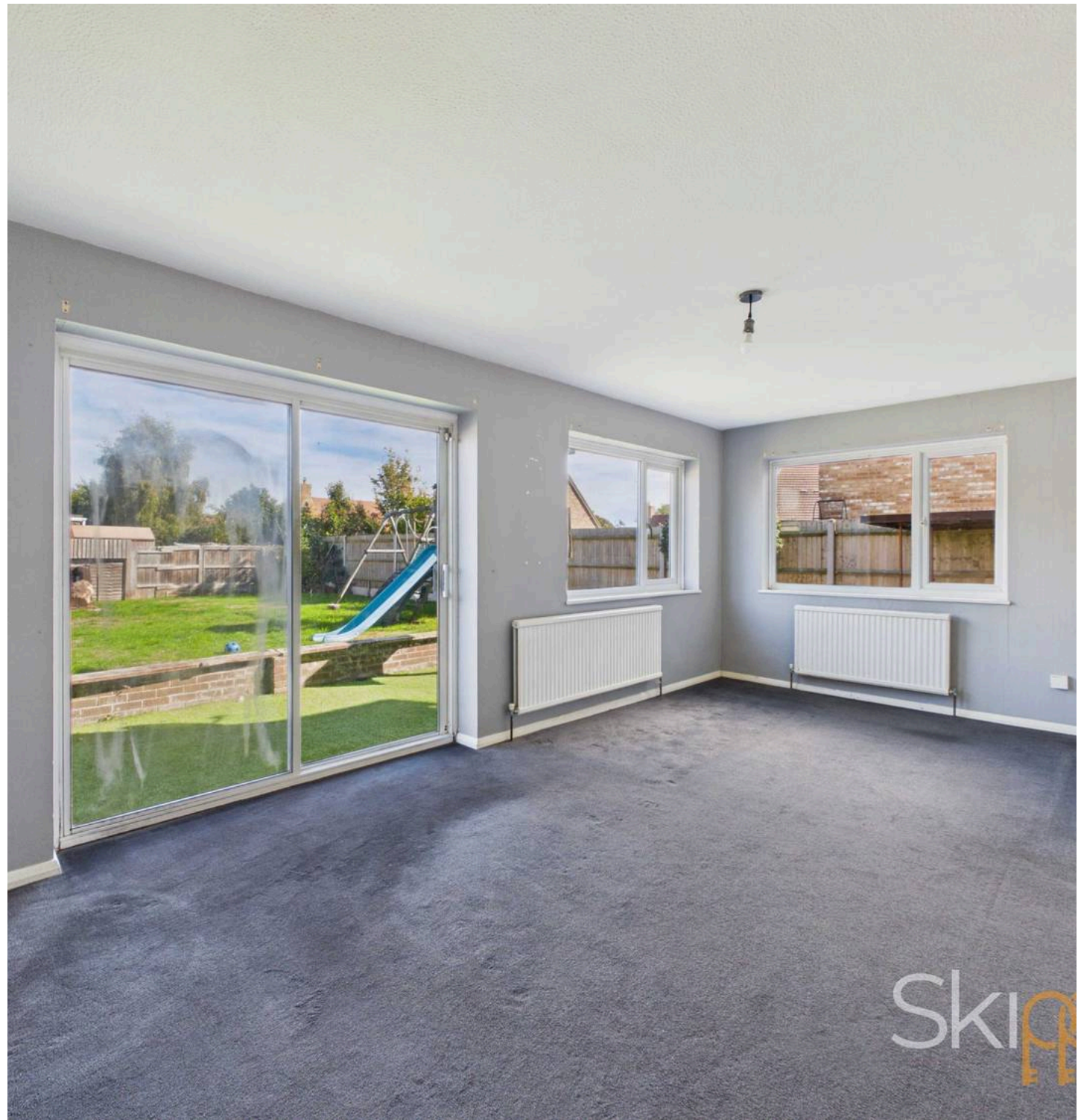
Skippers

30 Cornwallis Avenue

Folkestone

Spacious four-bed semi-detached home with no onward chain, private driveway, garage, large family-friendly garden, and flexible living space in a sought-after area. Scope for personalisation. Guide price £375,000 - £400,000.

- Guide price of £375,000 - £400,000
- Semi Detached Property
- Four Bedrooms
- Chain Free Sale
- Large Family Garden
- Off Road Parking & Garage
- Very Popular Location
- EPC Rating "TBC"





This impressive four-bedroom semi-detached home is offered for sale with no onward chain, making it an attractive opportunity for families and buyers looking for a spacious property in a highly sought-after residential location.

The property is entered via a small entrance hall, which leads into the separate dining area. From here, the kitchen provides a practical and well-appointed space with a good range of storage and workspace, before leading through to the bright and generously proportioned lounge. The lounge offers a comfortable and versatile space for relaxing and entertaining, with views across the rear garden.

Upstairs, the property provides four well-proportioned bedrooms, offering excellent flexibility for family living, guest accommodation or working from home. The family bathroom is well positioned and offers scope for improvement, with the potential to create a larger bathroom by incorporating the existing airing cupboard, subject to the necessary works and permissions.

Further benefits include a private driveway providing off-road parking for approximately two to three vehicles, subject to size, together with a single garage. The property is offered with an EPC rating of "TBC" will be updated shortly.

Outside

The generous rear garden is a particular highlight, offering a versatile and family-friendly outdoor space with several distinct areas to enjoy. An artificial grass section provides an attractive, low-maintenance area that is ideal for children or relaxing, while a substantial lawned area offers plenty of space for outdoor activities and entertaining.

A shingle section provides a designated seating area, perfect for alfresco dining during the warmer months, while established borders and areas for bedding plants and shrubs add colour and character throughout the seasons.

The single garage is fitted with a manual up-and-over door and also benefits from a separate wooden door providing convenient access directly into the garden.

Porch

3' 3" x 3' 8" (1.00m x 1.13m)

UPVC front door and vinyl flooring. Doors to:-

WC

4' 6" x 3' 10" (1.36m x 1.17m)

UPVC double glazed window to the front of the property with vinyl flooring, close coupled wc, hand basin and a radiator.

Dining Room

15' 11" x 8' 0" (4.86m x 2.44m)

UPVC double glazed window to the front of the property with carpeted floor coverings and a radiator

Kitchen

10' 4" x 12' 6" (3.16m x 3.81m)

UPVC double glazed window to the front of the property and a wooden glazed door to side lean-to area leading to the garden. Matching wall and base units with vinyl flooring. Three large storage cupboard and a radiator.

Lounge

18' 8" x 11' 0" (5.70m x 3.36m)

Dual aspect room with UPVC double glazed window to the rear and side of the property. Double glazed patio doors out to the garden with carpeted floor coverings, stairs to first floor landing and two radiators.

Landing

15' 11" x 3' 11" (4.86m x 1.20m)

Internal landing with loft hatch and carpeted floor coverings. Doors to:-

Bedroom

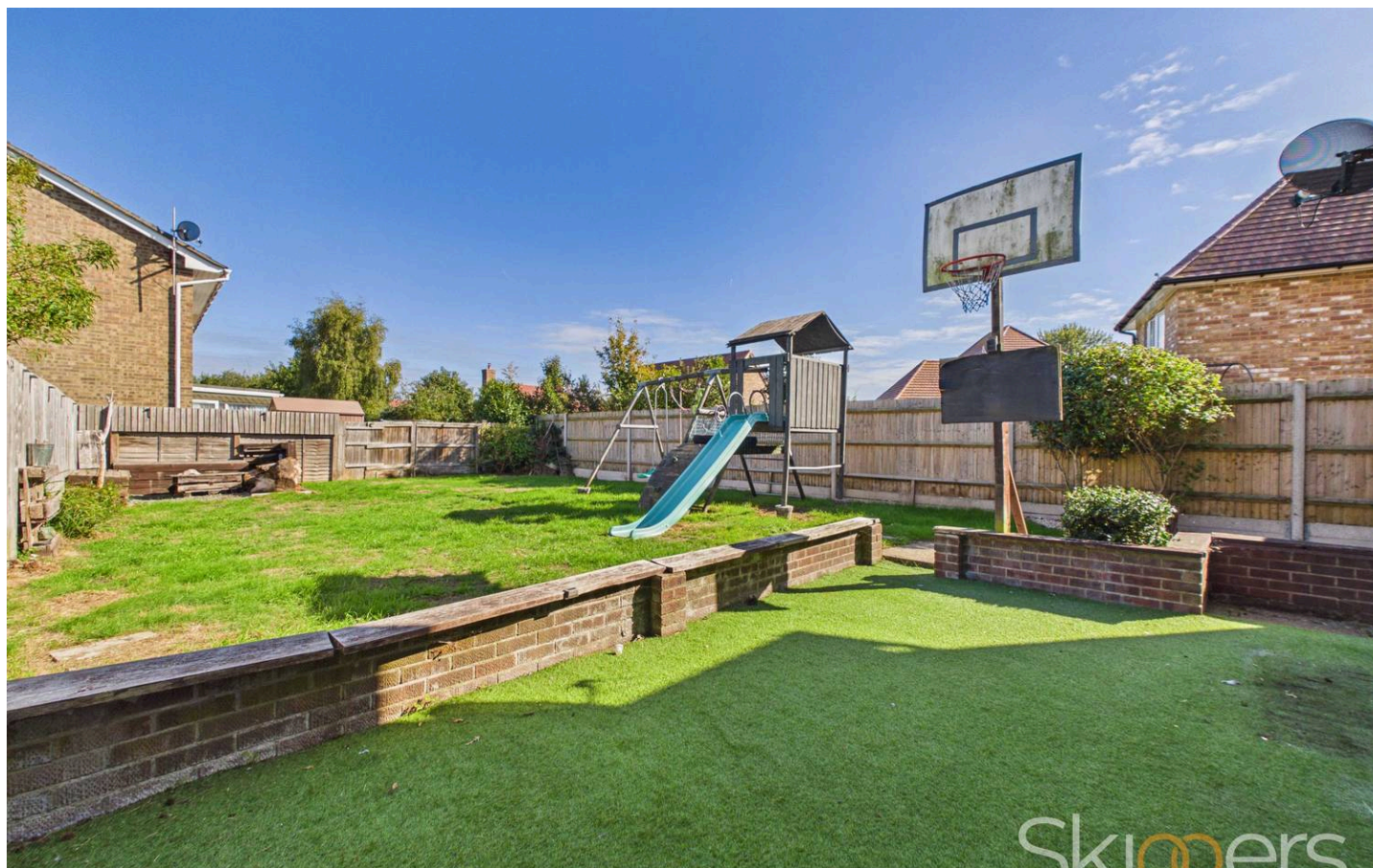
12' 5" x 9' 1" (3.79m x 2.78m)

UPVC double glazed window to the front of the property with carpeted floor coverings and a radiator.

Bedroom

11' 1" x 9' 3" (3.37m x 2.81m)

UPVC double glazed window to the rear of the property with carpeted floor coverings, built in cupboard space and a radiator.



REAR GARDEN

Very good size family garden with different areas. You have an artificial grass area a large area laid to lawn, a shingle area with seating and designated bedding plant and shrubs area.

GARAGE

Single Garage

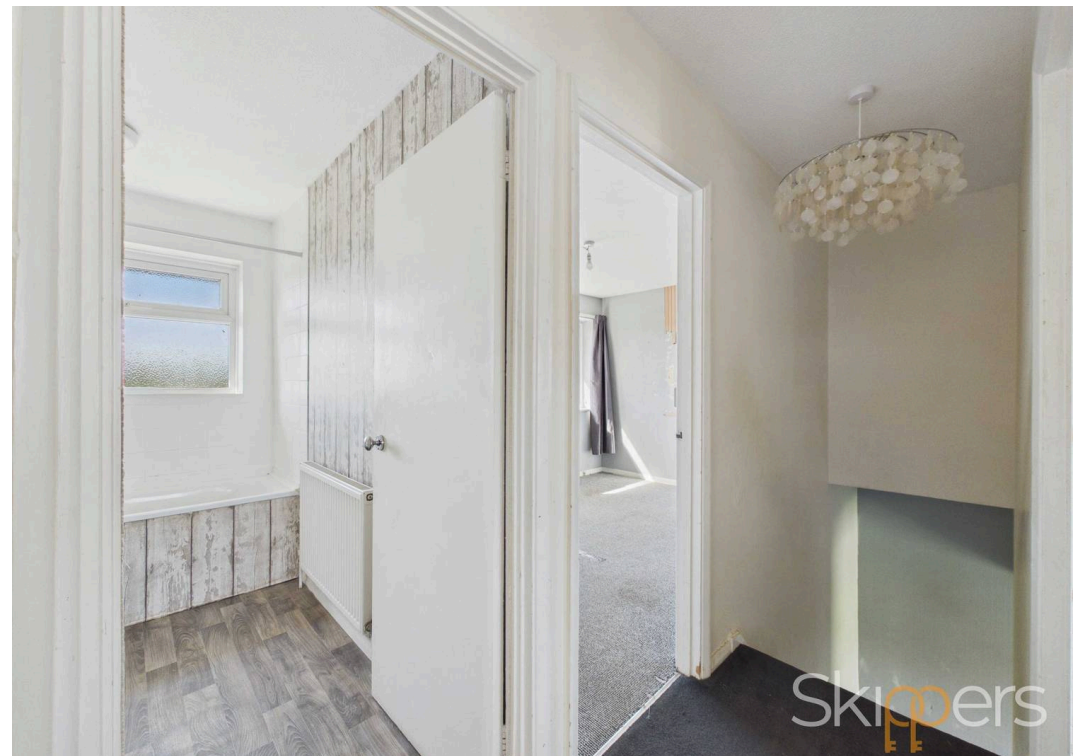
Single garage with a manual garage door and wooden do to the garden.

DRIVEWAY

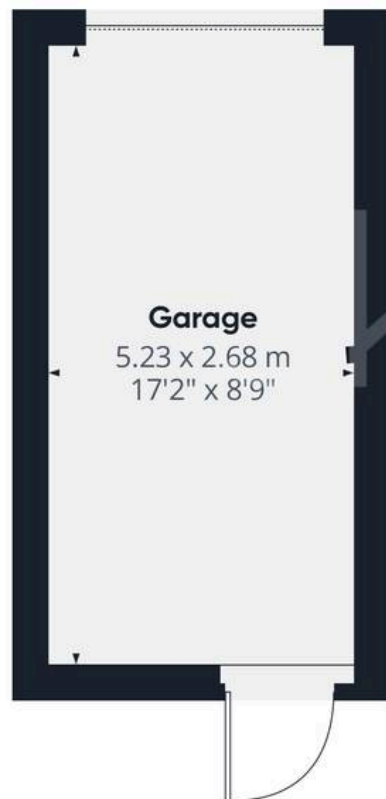
2 Parking Spaces

Off road parking on the driveway in front of the garage for two/three cars depending on size.









Ground Floor





Skippers Estate Agents Cheriton/Folkestone

30 High Street, Cheriton - CT19 4ET

01303 279955

cheriton@skippers-ea.co.uk

skippers-ea.co.uk

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