34 Minter Avenue
Densole, FOLKESTONE, CT18 7DU
Offers in the Region of £500,000

colebrooksturrock.com

34 Minter Avenue

Extensively improved and presented detached bungalow with surprising accommodation, wraparound gardens, generous gated parking plus detached garage, an ideal home for modern village living.

Situation

Situated in a small cul-de-sac within the popular semi-rural village of Densole, the property enjoys easy access to beautiful countryside walks and rides. The village offers everyday amenities including a Post Office/store, public house and riding stables, while nearby Hawkinge provides a wider range of facilities such as supermarkets, schools, medical services and leisure options.
Excellent transport links are close at hand, with bus services to Folkestone and Canterbury, mainline stations offering high-speed services to London St Pancras (approx. 53 minutes), and convenient access to the M20 and Channel Tunnel.

The Property

This superb, detached bungalow has been comprehensively improved and upgraded resulting in a stylish, well-appointed home with a high level of specification throughout. The heart of the home is the impressive kitchen/dining room, installed in 2010 and fitted with a quality German kitchen incorporating a corner sink, extensive cupboards and drawers, Corian worktops, integrated electric double oven, microwave and two fridge freezers. The dining area enjoys direct access to the garden, creating an excellent space for both everyday living and entertaining. Marble tiled flooring flows through the hallway, cloakroom and kitchen/dining room, adding a sense of continuity and quality. The sitting room is a bright and welcoming space, with French doors opening onto the rear garden, allowing for plenty of natural light and a pleasant outlook. A well-designed study provides an ideal work-from-home space, complete with a built-in desk, cupboards and drawers for excellent storage. There are three bedrooms in total. The principal bedroom benefits from an extensive range of built-in wardrobes, drawers and storage. Bedroom three is particularly versatile, featuring its own wash hand basin and shower, making it ideal for guests or multi-generational living. A modern family shower room serves the remaining accommodation, alongside an additional separate cloakroom/WC.

Outside

The property enjoys beautifully landscaped gardens that wrap around the bungalow, offering a wonderful sense of privacy and space. The gardens have been thoughtfully designed with a variety of seating areas, including paved patios and a substantial decked terrace — perfect for entertaining or simply enjoying the peaceful village surroundings. There is an impressive 18’ x 12’ insulated timber outbuilding while to the front is an open-plan lawn neatly maintained and bordered by established shrubs and planting. A wide gated driveway provides generous parking for multiple vehicles, along with the added benefit of an electric vehicle charging point. The detached garage with outside lighting and electric sockets is complemented by a fully insulated room / wine store to the rear with insulated walls and ceiling. There is also a covered barbeque area and pergola with established covering vine over the second patio area.

Services

All main services are understood to be connected. Gas fired central heating.

Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: D

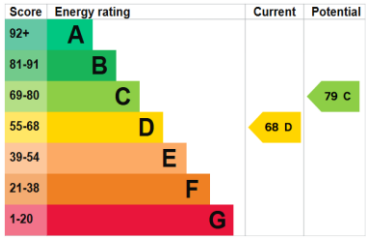
Agents Note

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

Total Approximate Area = 1352 sq ft / 125.6 sq m (includes garage / outbuilding)

For identification only - Not to scale



GROUND FLOOR
Approx. 1083 SQFT (INTERNAL)

OUTBUILDING / GARAGE
Approx. 269 SQFT (INTERNAL)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Colebrook Sturrock 2014 Limited. REF: 1394553

Entrance Hall

Hallway

Kitchen
11' 8" x 9' 4" (3.55m x 2.84m)

Dining Area
11' 4" x 9' 3" (3.45m x 2.82m)

Sitting Room
14' 11" x 12' 7" (4.54m x 3.83m)

Master Bedroom
12' 6" x 11' 4" (3.81m x 3.45m)

Bedroom Two
11' 4" x 8' 0" (3.45m x 2.44m)

Bedroom Three
14' 11" x 8' 3" (4.54m x 2.51m)

Shower Room
8' 2" x 4' 8" (2.49m x 1.42m)

Study
9' 5" x 8' 4" (2.87m x 2.54m)

WC
5' 7" x 4' 2" (1.70m x 1.27m)

Storeroom
8' 6" x 6' 2" (2.59m x 1.88m)

Garage
20' 7" x 10' 10" (6.27m x 3.30m)

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

135 Canterbury Road, Hawkinge, Kent, CT18 7BS

t: 01303 892000

e: hawkinge@colebrooksturrock.com

naea | propertymark PROTECTED

arla | propertymark PROTECTED

The Property Ombudsman

colebrooksturrock.com

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.

Also in: Saltwood • Sandwich • Walmer