

Milestone Close

Folkestone CT19 5TE

- Link-Detached Family Home
- Four Bedrooms
- Separate Living & Dining Rooms
- Large Conservatory
- Garage & Off-Road Parking With EV Charging Point
- Popular Residential Area
- Well Presented Throughout
- Modern Kitchen & Utility Room
- Front & Rear Gardens
- Solar Panels & Battery Storage

Asking Price £475,000 Freehold













Mapps Estates are pleased to bring to the market this well presented four bedroom link-detached family home located in the popular Broadmead Village area. The well-proportioned accommodation comprises a welcoming reception hall, a cloakroom, a spacious living room with feature fireplace, a separate dining room opening to a large rear conservatory, a modern 'Tradex' fitted kitchen (approximately three years old), and a separate utility room to the ground floor, while upstairs off the spacious landing are the four bedrooms, the main, an en suite bathroom and a modern 'Jack & Jill' family shower room. The property enjoys attractively landscaped front and rear gardens, a driveway and integral garage, and benefits from a solar panel system with a storage battery and EV charging point. An early viewing of this well-appointed family home comes highly recommended.

Located in the popular residential area within easy access to local shops and schooling nearby. Folkestone West mainline railway station is a short car journey away giving high-speed services to London St. Pancras in just over 50 minutes. Folkestone's Harbour Arm is in the nearby proximity and offers 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, being constantly improved and developed, now forms a real 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. Both primary and secondary schooling is available in the area including both Grammar schools for boys and girls, and The Folkestone Academy within in a few minutes' walk. In the main Town Centre itself, you will find an array of stores and independent shops along with several supermarket chains. The M20 is also within easy access by car along with the Chanel Tunnel Terminal and Port of Dover.

Ground Floor:

Front Entrance
With canopy over, outdoor wall light, UPVC front door with arched frosted double glazed panel, opening to reception hall.

Reception Hall 20' x 7'6
With stairs to first floor with understairs store cupboard, wood effect LVT flooring, coved ceiling, radiator.

Cloakroom
With UPVC frosted double glazed window, wash hand basin with mixer tap and tiled splashback over and store cabinet under, WC, wood effect LVT flooring, coved ceiling, radiator.

Living Room 20' x 11'8
With front aspect UPVC double glazed window looking onto garden, feature fireplace with fitted log effect gas fire, coved ceiling, two radiators, double doors with bevelled glass panels opening through to dining room.

Dining Room 9'8 x 8'6
With coved ceiling, wood effect LVT flooring, radiator, heating thermostat, door through to kitchen, rear aspect double glazed window and sliding door through to conservatory,

Conservatory 18'1 x 9'1
With double glazed windows and double doors opening to garden, wall lights, pitched polycarbonate roof, wall-mounted electric heater, tile effect vinyl flooring.

Kitchen/Breakfast Room 10'8 x 9'7
With rear aspect window looking through conservatory to garden, modern 'Tradex' fitted kitchen comprising a range of white gloss finish store cupboards and drawers, square edged worktops with matching upstands and breakfast bar, inset Blanco resin sink/drainer with mixer tap over and water softener in cupboard under, four ring Neff induction hob with splashback and Neff extractor over, fitted high level Neff double electric oven, space and plumbing for dishwasher, recessed downlighters, coved ceiling, wood effect LVT flooring, radiator, doors to reception hall and utility room.

Utility Room 8'9 x 8'0
With rear aspect UPVC double glazed window and back door to garden, range of fitted light wood effect store cupboards, rolltop work surface with inset stainless steel sink/drainer with mixer tap and tiled splashback over, wall-mounted Baxi gas-fired boiler, heating control panel, space for fridge/freezer, coved ceiling, wood effect LVT flooring, radiator, loft hatch (the loft space contains the solar panel storage battery), door to integral garage.

Integral Garage 18'8 x 8'10
With up and over door, loft storage space, consumer unit, fitted shelves, power and light.

First Floor:

Landing
With UPVC frosted double glazed window to side, built-in airing cupboard housing hot water cylinder with fitted shelving over, coved ceiling, loft hatch.

Master Bedroom 11'10 x 11'9
With front aspect UPVC double glazed window, coved ceiling, radiator, frosted glazed panel door to en suite shower room.

'Jack & Jill' Shower Room 8'8 x 4'11
A modern shower room comprising a large shower cubicle with rainfall shower and separate hand-held shower attachment, recessed downlighter/extractor fan over, wall-hung wash hand basin with mixer tap over, fitted mirror with shaver point and inset lighting, WC, tiled floor, fully tiled walls, motion-sensor activated lighting, chrome effect heated towel rail, door to landing.

Bedroom 11'8 x 9'9 (max)
With rear aspect UPVC double glazed window, coved ceiling, fitted shelved store cupboard with bi-fold door, radiator, door to en suite bathroom.

En Suite Bathroom 5'11 x 5'4
With UPVC frosted double glazed window, panelled bath with mixer tap, Aqualisa electric shower and shower screen over, WC, wash hand basin with mixer tap and tiles splashback over and store cabinet under, fitted mirror with shelf and downlighter, part-tiled walls, tiled floor.

Bedroom 11'9 x 7'7
With front aspect UPVC double glazed window, coved ceiling, radiator.

Bedroom 9'9 x 7'7
With rear aspect UPVC double glazed window, coved ceiling, radiator.

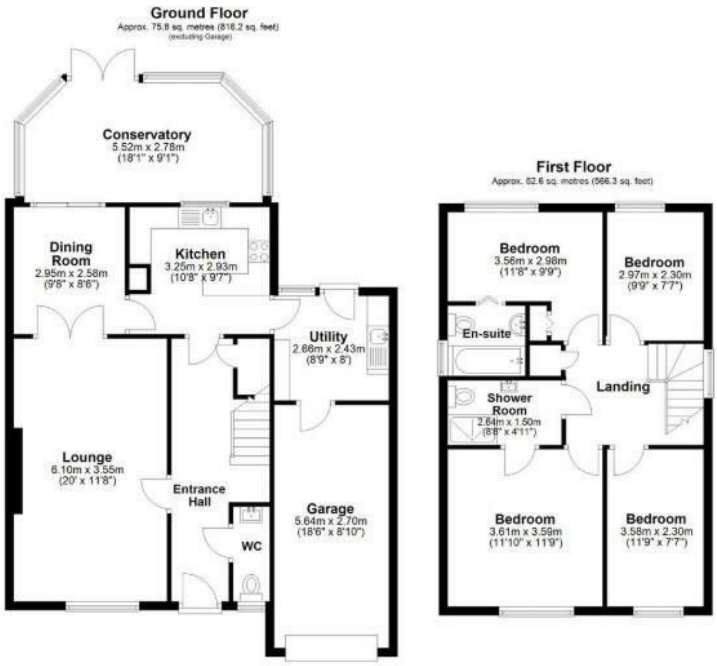
Outside:
To the front of the property is an attractive garden laid to lawn with well-stocked shrub borders. A brick block paved driveway provides off-road parking space for two cars and access to the garage; there is also an EV charging point. The rear garden has been attractively landscaped, with a patio area laid to Indian sandstone, a lawn, well-stocked shrub borders and a garden shed.



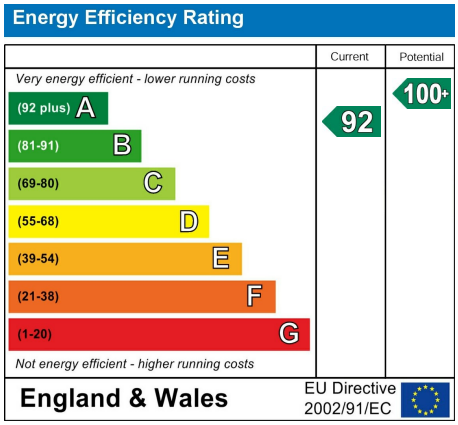
Local Authority Folkestone & Hythe District Council
Council Tax Band E
EPC Rating A







Total area: approx. 128.4 sq. metres (1382.5 sq. feet)



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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.