Links Way, Folkestone, Kent CT19 5LS

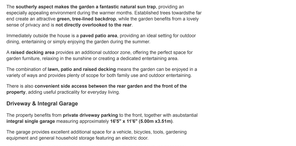
£425,000

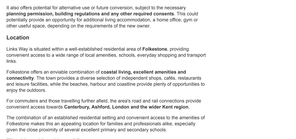








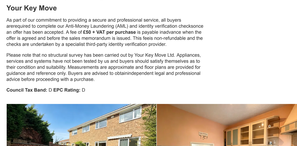






















Full Description

COMING SOON

Four-Bedroom Semi-Detached Family Home with South-Facing Garden, Driveway & Integral Garage

Property

A **superbly proportioned four-bedroom semi-detached family home** offering approximately **1,330 sq ft (123.5 sq m)** of versatile accommodation arranged over two well-planned floors, complemented by a **private south-facing rear garden, driveway and substantial integral garage**.

Offering an excellent combination of **space, flexibility and outdoor living**, this is a home ideally suited to modern family life. The property provides four double bedrooms, a spacious lounge/diner, separate kitchen, first-floor shower room, ground-floor WC/utility room and a range of useful storage areas.

From the moment you step inside, the layout offers a practical flow that works particularly well for family living. The entrance leads into a central hallway, providing access to the principal ground-floor rooms and creating a natural connection between the different areas of the home.

The real heart of the ground floor is the **exceptionally generous lounge/diner**, measuring approximately **20'5" x 14'6" (6.22m x 4.41m)**. This impressive room provides excellent flexibility for both comfortable everyday living and entertaining, with ample space to create dedicated seating and dining areas.

The proportions of this room make it particularly versatile, whether you're relaxing as a family, entertaining friends or enjoying larger family gatherings. It provides a genuine sense of space that is often difficult to find in a four-bedroom property. There is a feature gas fireplace located in the corner of the lounge.

The **separate kitchen**, measuring approximately **10'5" x 8'11" (3.17m x 2.71m)**, provides a practical and well-defined area for cooking and food preparation. Its separate position allows the substantial lounge/diner to remain focused on living and entertaining.

A **ground-floor WC/utility room** provides valuable additional convenience, while the porch, hallway and storage area add further practicality to the layout.

Four Versatile Bedrooms

The first floor provides **four double bedrooms**, making this an especially appealing property for growing families or buyers looking for additional space.

The principal bedroom measures approximately **11'11" x 9'12" (3.63m x 3.48m)**, providing a comfortable and well-proportioned main bedroom with plenty of room for bedroom furniture. It also features an en-suite shower room area.

Bedroom two measures approximately **11'11" x 9'0" (3.63m x 2.74m)**, while bedroom three measures approximately **9'0" x 8'0" (2.74m x 2.74m)**.

The fourth bedroom is another particularly useful room, measuring approximately **11'7" x 9'12" (3.54m x 3.40m)**.

With four bedrooms of useful proportions, the property offers excellent flexibility. The additional rooms could accommodate children, guests, home working, hobbies or simply provide the extra space that modern family life demands. The front bedroom offering beautiful views over the road towards the rolling hillside.

The bedrooms are served by a **first-floor shower room**, with the landing also benefiting from useful wardrobe/storage space.

Garden & Outside Space

One of the **major highlights of this property is the private, south-facing rear garden**.

Thoughtfully laid out and predominantly laid to lawn, the garden provides a wonderful outdoor extension of the home and offers plenty of space for relaxing, entertaining and family enjoyment.

The **southerly aspect makes the garden a fantastic natural sun trap**, providing an especially appealing environment during the warmer months. Established trees towardsthe far end create an attractive **green, tree-lined backdrop**, while the garden benefits from a lovely sense of privacy and is **not directly overlooked to the rear**.

Immediately outside the house is a **paved patio area**, providing an ideal setting for outdoor dining, entertaining or simply enjoying the garden during the summer.

A **raised decking area** provides an additional outdoor zone, offering the perfect space for garden furniture, relaxing in the sunshine or creating a dedicated entertaining area.

The combination of **lawn, patio and raised decking** means the garden can be enjoyed in a variety of ways and provides plenty of scope for both family use and outdoor entertaining.

There is also **convenient side access between the rear garden and the front of the property**, adding useful practicality for everyday living.

Driveway & Integral Garage

The property benefits from **private driveway parking** to the front, together with asubstantial **integral single garage** measuring approximately **16'5" x 11'8" (5.00m x3.51m)**.

The garage provides excellent additional space for a vehicle, bicycles, tools, gardening equipment and general household storage featuring an electric door.

It also offers potential for alternative use or future conversion, subject to the necessary **planning permission, building regulations and any other required consents**. This could potentially provide an opportunity for additional living accommodation, a home office, gym or other useful space, depending on the requirements of the new owner.

Location

Links Way is situated within a well-established residential area of **Folkestone**, providing convenient access to a wide range of local amenities, schools, everyday shopping and transport links.

Folkestone offers an enviable combination of **coastal living, excellent amenities and connectivity**. The town provides a diverse selection of independent shops, cafés, restaurants and leisure facilities, while the beaches, harbour and coastline provide plenty of opportunities to enjoy the outdoors.

For commuters and those travelling further afield, the area's road and rail connections provide convenient access towards **Canterbury, Ashford, London and the wider Kent region**.

The combination of an established residential setting and convenient access to the amenities of Folkestone makes this an appealing location for families and professionals alike, especially given the close proximity of several excellent primary and secondary schools.

The Your Key Move View

This is a home that offers the combination buyers often struggle to find — generous internal accommodation together with genuinely impressive private outside space.

With approximately **1,330 sq ft of accommodation**, four bedrooms and an impressive **20'5" x 14'6" loungediner**, there is an excellent amount of space for a growing family while retaining the flexibility to accommodate guests, home working, hobbies and changing needs.

The **south-facing rear garden is a particular standout feature**. With its lawn, paved patio, raised decking, established trees and attractive green outlook, it provides multiple areas in which to relax, entertain and enjoy the sunshine. The absence of direct overlooking to the rear adds to the feeling of privacy, while the southerly aspect makes the garden a wonderful natural sun trap.

The combination of **four bedrooms, a large reception space, separate kitchen, downstairs WC/utility, private garden, driveway and substantial integral garage** creates a highly versatile home with both lifestyle appeal and practical advantages.

Whether you're looking for more space for a growing family, dedicated rooms forworking from home, somewhere to accommodate guests or simply a property that gives you room to grow, this home offers considerable flexibility.

Spacious, practical and blessed with a superb south-facing garden, this is a property that offers genuine long-term appeal and should be viewed to be fully appreciated.

Key Features

- **Four-bedroom semi-detached family home**
- **Approximately 1,330 sq ft (123.5 sq m)**
- **Private south-facing rear garden**
- **Landscaped garden predominantly laid to lawn**
- **Paved patio and raised decking areas**
- **Excellent outdoor entertaining space**
- **Not directly overlooked to the rear**
- **Established trees and attractive green outlook**
- **Fantastic natural sun trap**
- Spacious and versatile accommodation arranged over two floors
- **Large lounge/diner measuring approximately 20'5" x 14'6"**
- Separate kitchen measuring approximately **10'5" x 8'11"**
- Four well-proportioned bedrooms
- First-floor shower room
- Ground-floor WC/utility room
- Useful hallway, porch and storage areas
- Wardrobe/storage space
- **Private driveway parking**
- **Integral single garage measuring approximately 16'5" x 11'8"**
- Potential for garage conversion or alternative use, subject to necessary permissions
- Convenient side access
- Well-established residential location
- Excellent family accommodation
- Considerable flexibility for modern living

Your Key Move

As part of our commitment to providing a secure and professional service, all buyers purchasing a property marketed by Your Key Move Estate Agents (YKM) must complete thisbefore an offer has been accepted. A fee of **£50 + VAT per purchase** is payable inadvance when the offer is agreed and before the sales memorandum is issued. This feeis non-refundable and the checks are undertaken by a specialist third-party identity verification provider.

Please note that no structural survey has been carried out by Your Key Move Ltd. Appliances, services and systems have not been tested by us and buyers should satisfy themselves as to their condition and suitability. Measurements are approximate and floor plans are provided for guidance and reference only. Buyers are advised to obtainindependent legal and professional advice before proceeding with a purchase.

Council Tax Band: D **EPC Rating:** D

Features

- CHAIN FREE
- Four-Bedroom Semi-Detached Home
- Approx. 1,330 Sq Ft of Accommodation
- South-Facing Private Rear Garden
- Spacious 20'5" Lounge/Diner
- Four Well-Proportioned Double Bedrooms
- Separate, Generous Fitted Kitchen
- Ground-Floor WC/Utility
- Private Driveway & Integral Garage
- Excellent Family-Friendly Location
- EPC - D
- EPC - D

Contact Us

Your Key Move Estate Agents Folkestone
Castle House, Castle Hill Avenue
Folkestone
CT20 2TQ
T: 01303 488878
E: sales@yourkeymove.com

