



## Dura Way

Folkestone CT20 3SF

- Mid-Terrace Townhouse
- Well Presented Throughout
  - Cloakroom/Utility
- Low Maintenance Rear Garden
  - Close To Amenities
- Three Bedrooms
- Fitted Kitchen & Bathroom
- Spacious Lounge/Diner
- Modern Development
- Two Allocated Parking Spaces

**Guide Price £300,000 Freehold**





\*\*\*\* GUIDE PRICE £300,000 - £325,000\*\*\*\*

Mapps Estates are delighted to bring to the market this well-presented three bedroom mid-terrace townhouse on the modern Shorncliffe Heights development. The accommodation is arranged over three floors, with a reception hall, cloakroom/utility, fitted kitchen and a spacious lounge/diner to the ground floor, two bedrooms and a family bathroom to the first floor, and a large bedroom to the top floor. The property enjoys a low maintenance rear garden and two allocated parking spaces, and also benefits from the remainder of the ten year NHBC warranty. An early viewing of this modern family home comes highly recommended.

Located on a modern development in a popular residential area with a Tesco supermarket within walking distance and conveniently located for the M20 Motorway, Channel Tunnel Terminal and ports of Folkestone and Dover, which are all easily accessed by car. High speed rail services are available from Folkestone West approximately ten minutes' drive giving fast services to St Pancras London in just over fifty minutes. Folkestone town centre offers a comprehensive range of shopping facilities, while the Harbour Arm now boasts 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 now forms a 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. The nearby Cinque Port town of Hythe can be reached in approximately ten minutes by car offering a good selection of independent shops together with a Waitrose store. Primary schooling is within walking distance and secondary schooling is available in Folkestone including both boys' and girls' grammar schools.

#### Ground Floor:

##### Front Entrance

With canopy over, outdoor wall light, composite front door with inset frosted double glazed panel, opening to reception hall.

##### Reception Hall 14'7 x 6'3

With stairs to first floor and understairs storage space, understairs store cupboard with consumer unit, electric meter and space for tumble dryer, heating thermostat, wood effect LVT flooring, radiator.

##### Cloakroom/Utility 6' x 4'6

With pedestal wash hand basin with tiled splashback, WC, space and plumbing for washing machine with fitted shelf over, extractor fan, wood effect vinyl flooring, radiator.

### **Kitchen 9'7 x 8'1**

With front aspect UPVC double glazed window looking onto green, range of fitted dark grey gloss finish store cupboards and drawers, rolltop work surfaces with matching upstands and tiled splashbacks, inset one and a half bowl stainless steel sink/drainers with mixer tap over, four ring gas hob with brushed stainless steel splashback and extractor canopy over and electric oven under, cupboard housing wall-mounted Ideal gas-fired combination boiler, space for fridge/freezer, space and plumbing for dishwasher, wood effect vinyl flooring, radiator.

### **Lounge/Diner 14'7 x 10'10**

With rear aspect UPVC double glazed window looking onto garden, rear aspect UPVC double glazed door opening to patio and garden, wood effect LVT flooring, radiator.

### **First Floor:**

#### **Landing**

With front aspect UPVC double glazed window looking onto green, stairs to top floor, radiator.

#### **Bedroom 14'8 x 10'10**

With rear aspect UPVC double glazed window with hillside glimpse, fitted wardrobe, radiator.

#### **Bedroom 9'7 x 7'4**

With front aspect UPVC double glazed window looking onto green, radiator.

### **Bathroom 7'4 x 6'9**

With panelled bath with mixer tap, wall-mounted shower and shower screen over, pedestal wash hand basin with tiled splashback, wall light/shaver point, WC, wood effect vinyl flooring, extractor fan, part-tiled walls, recessed downlighters, chrome effect towel rail.

### **Top Floor:**

#### **Landing**

With fitted store cupboard, radiator, door to bedroom.

#### **Bedroom 18'1 (max) x 11'1**

With front aspect UPVC double glazed dormer window looking onto green, two rear aspect Keylite windows with hillside view, loft hatch, radiator.

#### **Outside:**

The property enjoys a low maintenance rear garden, with a paved patio and pathway leading to a back gate, artificial grass, a decked seating terrace, a double outdoor power point and tap. There are two allocated parking spaces nearby, as well as numerous visitor parking bays.

#### **Development Service Charge:**

TBC.





### Ground Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



### First Floor

Approx. 35.6 sq. metres (383.0 sq. feet)



### Second Floor

Approx. 23.1 sq. metres (248.4 sq. feet)



Total area: approx. 94.6 sq. metres (1018.0 sq. feet)

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</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 	

#### Mapps Estates Sales Office

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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.