

Minter Avenue

Densole Folkestone CT18 7DU

- Semi-Detached Chalet Bungalow
- Three Bedrooms
- Living Room With Log Burner
- Large Conservatory
- Ample Off-Road Parking
- Cul De Sac Location
- Bathroom & En Suite WC
- Modern Fitted Kitchen
- Rear Garden With Large Workshop
- No Onward Chain

Asking Price £325,000 Freehold













Mapps Estates are pleased to bring to the market this three bedroom semi-detached chalet residence set in a cul de sac location in the rural village of Densole. The ground floor accommodation comprises a reception hall, a living room with a log burning stove, a modern fitted kitchen, a large conservatory, a double bedroom, a modern fitted bathroom, and a study, with two further bedrooms and an en suite cloakroom to the first floor. The property enjoys a garden and large workshop to the rear, and a generous front driveway laid to brick block paving. Being sold with the added benefit of no onward chain, an early viewing comes highly recommended.

Located in the semi rural village of Densole with a local convenience store and post office as well as the Black Horse Inn, and close to Hawkinge which boasts a large variety of amenities, including Tesco Express, a Lidl supermarket, doctors, dentists, a pharmacy, and a primary school, with secondary and grammar schools available in nearby Folkestone. Bus services run to both the coastal town of Folkestone to the south and, to the north via the A2, to the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London (high speed link from Folkestone to London St Pancras taking approximately 50 minutes). The Channel Tunnel terminal at Cheriton and Port of Dover are easily accessible as is the M20 motorway.

Ground Floor:

Front Entrance
With UPVC front door with frosted double glazed inset panel, opening to reception hall.

Reception Hall
With wood effect laminate flooring, cupboard housing consumer unit and electric meter, heating thermostat, radiator.

Bedroom 12'10 x 10'4
With front aspect UPVC leaded double glazed window with bespoke fitted shutters, fitted wardrobe wo one wall with sliding doors, coved ceiling, wood effect laminate flooring, radiator.

Living Room 14'9 x 10'4
With front aspect UPVC leaded double glazed window with bespoke fitted shutters, side aspect UPVC double glazed window looking through to conservatory, cast iron log burning stove, coved ceiling, radiator.

Kitchen 10'5 x 10'
With rear aspect UPVC double glazed window looking onto garden, fitted square edged worktops with matching panelled splashback and concealed downlighters over, inset stainless steel sink/drainer with mixer tap over, four ring gas hob with brushed stainless steel splashback and extractor canopy over, fitted high level Neff electric oven, recessed integrated fridge/freezer, matching range of fitted store cupboards, display cabinets and drawers, cupboard housing wall-mounted Glow Worm gas-fired combination boiler, recessed store cupboard, plinth fan heater, wood effect laminate flooring, part-tiled walls, UPVC double glazed door opening to conservatory.

Conservatory 25'3 x 12'3 (max)
A large conservatory with UPVC double glazed windows and pitched roof, bespoke fitted shutters to front aspect window, tiled floor, utility area comprising fitted worktop with space and plumbing for washing machine and tumble dryer, two wall lights, two radiators.

Bathroom 6'5 x 5'8
With UPVC frosted double glazed window, walk-in bath with shower over, wash hand basin with mixer tap over and drawers under, WC, aquaboard panelling to walls, vinyl flooring, downlighters, radiator.

Study 11'11 x 11'1
With rear aspect UPVC double glazed window looking onto garden, wood effect laminate flooring, coved ceiling, radiator, stairs to first floor.

First Floor:

Landing
With large fitted store cupboard, doors to bedrooms.

Bedroom 10' x 9'1
With front aspect UPVC double glazed dormer window, wood effect laminate flooring, radiator, door to en suite WC.

En Suite WC
With double glazed skylight window, wash hand basin with tiled splashback over and store cabinet under, WC, recessed fitted drawer unit, fitted wardrobe with eaves access to rear, fitted shelves, wood effect lamainte flooring.

Bedroom 9'1 x 9'1 (max points)
With rear aspect UPVC double glazed dormer window looking onto garden, wood effect laminate flooring, radiator.

Outside:
To the front of the property is a large, brick block paved driveway providing off-road parking space for up to four cars or a caravan/motorhome if required. A side gate leads through to the rear garden which has been mostly laid to brick block paving for low maintenance, with mature shrub beds and borders. There is a garden pond, two garden stores, an outside tap and a double power point. A back gate accesses a private lane to the rear for pedestrian use.

Workshop 29'10 x 16'4 (max points)
Irregular in shape, with UPVC double glazed windows and double doors.

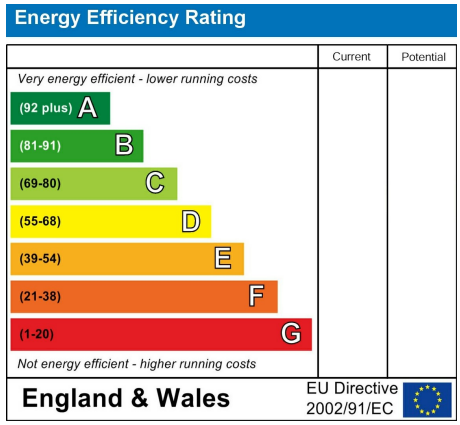


Local Authority Folkestone & Hythe District Council
Council Tax Band C
EPC Rating









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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.