



31 Shorncliffe Road, Folkestone, Kent. CT20 2NQ

Guide Price £675,000



- Detached residence
- Five bedrooms
- Spacious accommodation
- Garage & parking for multiple cars
- Garden

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated in the fashionable west end of Folkestone and within easy reach of the town centre. Folkestone West and central mainline railway station is within easy walking distance giving high-speed services to London St. Pancras in just over 50 minutes. Five minutes walk in the opposite direction takes you to the beautiful landscaped gardens of the Leas cliff top promenade, leading down to the seashore. Folkestone Harbour Arm now 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 and vibrant social area with great facilities. Turning back into the town you will find yourself in Folkestones Creative Quarter, home to artists, creative businesses, independent boutiques and eateries. The nearby Cinque port town of Hythe can be reached in approximately fifteen minutes by car offering a good selection of independent shops together with Waitrose, Aldi and Sainsburys stores. The historic Royal Military Canal also runs through the town centre offering recreational facilities and the by-yearly Venetian fete.

A beautifully presented five bedroom detached house offering spacious accommodation throughout comprising of a entrance hall, open plan living room/kitchen/diner, utility room, bedroom with en-suite wet room, study, sitting room & cloakroom to the ground floor with bedroom with en-suite and walk in wardrobe, family bathroom & two further double bedrooms to the first floor. The property enjoys front & rear garden with the added benefit parking for multiple cars to the front, garage & a newly installed boiler.

GROUND FLOOR

ENTRANCE HALL

with solid wood flooring, radiator, solid wood front door with leaded UPVC double glazed window to side

CLOAKROOM

with solid wood flooring, WC, hand basin with mixer taps over, radiator, leaded UPVC double glazed frosted window

SITTING ROOM

with solid wood flooring, UPVC double glazed windows overlooking front, log burner with brick hearth with solid wood surround

BEDROOM

with UPVC double glazed windows overlooking rear garden, radiator, UPVC double glazed door leading to rear garden

EN SUITE WET ROOM

with WC, hand basin with mixer tap over, shower, UPVC double glazed frosted window, stainless steel towel radiator

STUDY

with UPVC double glazed window overlooking rear garden, radiator

OPEN PLAN LIVING ROOM/ KITCHEN/DINER

Comprising of

KITCHEN

with tiled flooring, UPVC double glazed window overlooking front, a selection of high & low level kitchen cabinets, solid wood worktops with matching upstands, two bowl stainless steel sink, freestanding dishwasher, freestanding Rangemaster oven with five ring gas hob & Rangemaster extractor fan over, tall freestanding fridge, four integrated fan assisted ovens

LIVING/DINING ROOM

with solid wood flooring throughout, large cupboard with shelving, Velux windows, wood burner with tiled hearth, UPVC double glazed doors leading out to rear garden with windows either side

UTILITY ROOM

with vinyl flooring, a selection of high & low level cabinets, laminate worktops, space for freestanding washing machine and tumble dryer, large stainless steel two bowl sink with drainer boards to either side, wall mounted RCD fuse box, UPVC double glazed door leading to rear garden

FIRST FLOOR

LANDING

with loft hatch

BEDROOM

with UPVC double glazed windows overlooking rear garden, radiator, walk in wardrobe with hanging rails and shelving concealed with sliding doors

EN-SUITE

with vinyl flooring, WC, corner shower cubicle, hand basin with mixer taps over, stainless steel towel radiator, UPVC double glazed frosted window



BEDROOM

with UPVC double glazed window overlooking front, radiator

BEDROOM

with UPVC double glazed windows overlooking rear garden, radiator

BEDROOM

with UPVC double glazed dual aspect windows, radiator, hand basin with mixer taps over, localised tiling and storage cabinet under

BATHROOM

with vinyl flooring, WC, UPVC double glazed windows overlooking front, panelled bath with shower attachment over, localised tiling, shower cubicle, stainless steel towel radiator, hand basin with storage cabinet under and laminate top with further high level storage cabinets

OUTSIDE

The property enjoys a good sized rear garden with patio seating area leading out from both the living area & bedroom, the rest of the garden is mainly laid to lawn with bordered with a section of shrubs, bushes & trees. There is side access to the garage as well as a path leading to the front. To the front the property enjoys a in & out driveway with parking for multiple cars and a selection of bushes & trees.

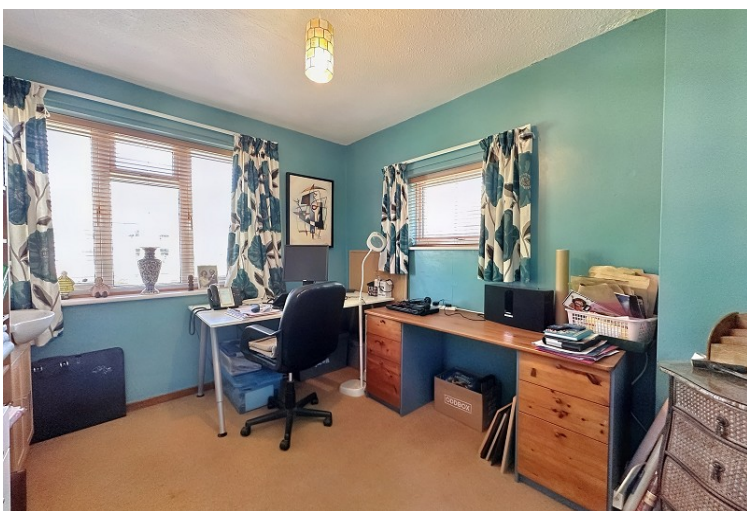
GARAGE

with power, lighting & electric roller door

Tenure - Freehold

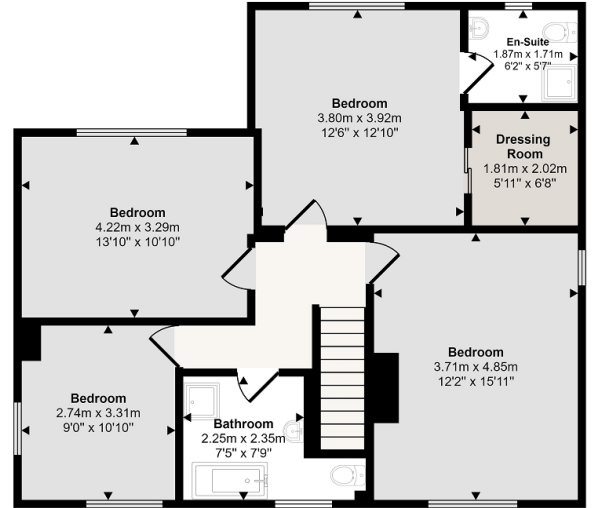
Council tax - Band F

Local Authority - Folkestone & Hythe District Council



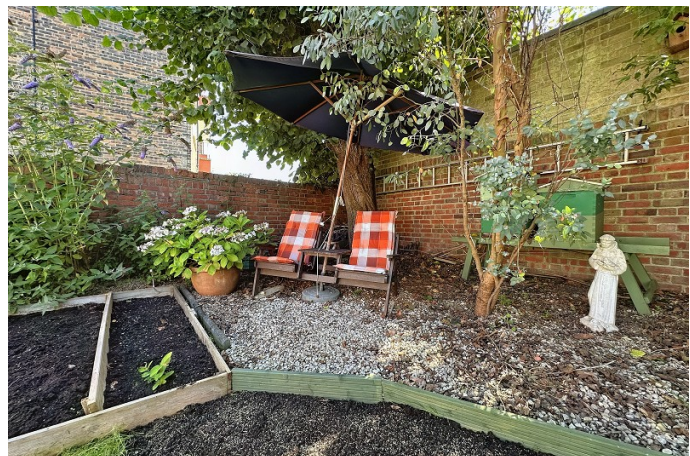


Approx Gross Internal Area
214 sq m / 2299 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 75 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Agents Note: Whilst every care has been taken to prepare these sales 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 their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.