



Avalon School Lane, Newington

Guide Price **£425,000**

Skippers

Avalon School Lane

Newington, Folkestone

This stunning 2-bedroom detached bungalow, nestled in a highly sought-after village location, presents a rare opportunity to acquire a charming property with immense potential. As you drive up the private road, passing through the gated entrance, the sense of exclusivity and serenity is palpable. The property boasts a guide price of £425,000 – £450,000, with no forward chain, offering a hassle-free transaction.

The interior of the bungalow is as impressive as its surroundings, with two bedrooms and beautifully presented gardens at the front and rear. The well-manicured rear garden features a delightful patio area ideal for outdoor seating, while a summer house with a power supply offers a tranquil spot for relaxation. The property also presents the exciting prospect of extending or building an additional structure, subject to local planning applications, providing a blank canvas for the discerning buyer. A driveway with parking for multiple vehicles ensures convenience and practicality for residents and guests alike.

Outside, the property continues to impress with its meticulously maintained outdoor spaces. The rear garden is a true haven, complete with another patio area perfect for al fresco dining, a large shed, and storage for the oil tank for the heating. Flower beds border the garden, enhancing its visual appeal and creating a serene environment. Access to the property is via a private lane, leading to a parking area beyond double gates, providing security and exclusivity. A grass lawned area offers a verdant backdrop, complemented by a lovely seating area



Open Plan Living Area

36' 7" x 11' 1" (11.16m x 3.39m)

Front door straight into stunning open plan extension with lounge/dining & living area, UPVC frosted glazed front door, UPVC frosted glazed window either side of the front door, patio doors out to the front sundeck patio area, patio doors with UPVC windows either side also, UPVC patio doors out to the rear garden off the lounge area, beautiful fireplace with large duel fuel log burner set inside like an inglenook fireplace with a solid oak beam above, wooden beamed roof with feature beams, exposed wooden floorboards throughout the whole room, four radiators, triple aspect room front to rear & side, a beautiful family living space. Opening To :-

Kitchen/Breakfast

17' 11" x 8' 11" (5.45m x 2.72m)

UPVC double glazed door out to the front sundeck at the front of the property again, UPVC double glazed windows looking out to the rear garden, matching wall and base units with Belling rangstyle cooker, sink with integrated freezer, integrated fridge, part tiled wall with tiled flooring, coving and a radiator. Opening To :-

Internal Hallway

13' 11" x 2' 10" (4.25m x 0.86m)

Internal hallway linking to bedrooms and bathrooms, tiled flooring and a loft hatch. Doors To :-

Utility Room

8' 8" x 6' 1" (2.65m x 1.85m)

UPVC doubled glazed door out to the rear garden with UPVC double glazed window, tiled flooring, plumbing and space for washing machine/dryer and potentially a dishwasher, coving and a radiator.

Bedroom

12' 8" x 10' 3" (3.87m x 3.13m)

UPVC double glazed door out to the front sundeck patio area, windows either side of the doors, laminate flooring, radiator, built in storage along one wall with coving and a large walk-in wardrobe (2.97m x 1.12m) also with laminate flooring.

Bedroom



REAR GARDEN

Beautiful well manicured rear garden, patio for seating outside, another patio area with a large shed and storage for oil drum, lovely garden with flower beds around the border of the garden.

FRONT GARDEN

Access to property down private lane with parking area beyond double gates, grass lawned area with lovely seating area beyond the kitchen great for dining, summer house situated at the front corner of the garden, undercover patio area perfect for potential extension subject to planning and has potential for storage of a classic car, Perspex roof under cover accesses front and rear of the property due to being open on both sides.

DRIVEWAY

3 Parking Spaces

Private lane access with a parking area beyond double gates. Parking for 3/4 cars.

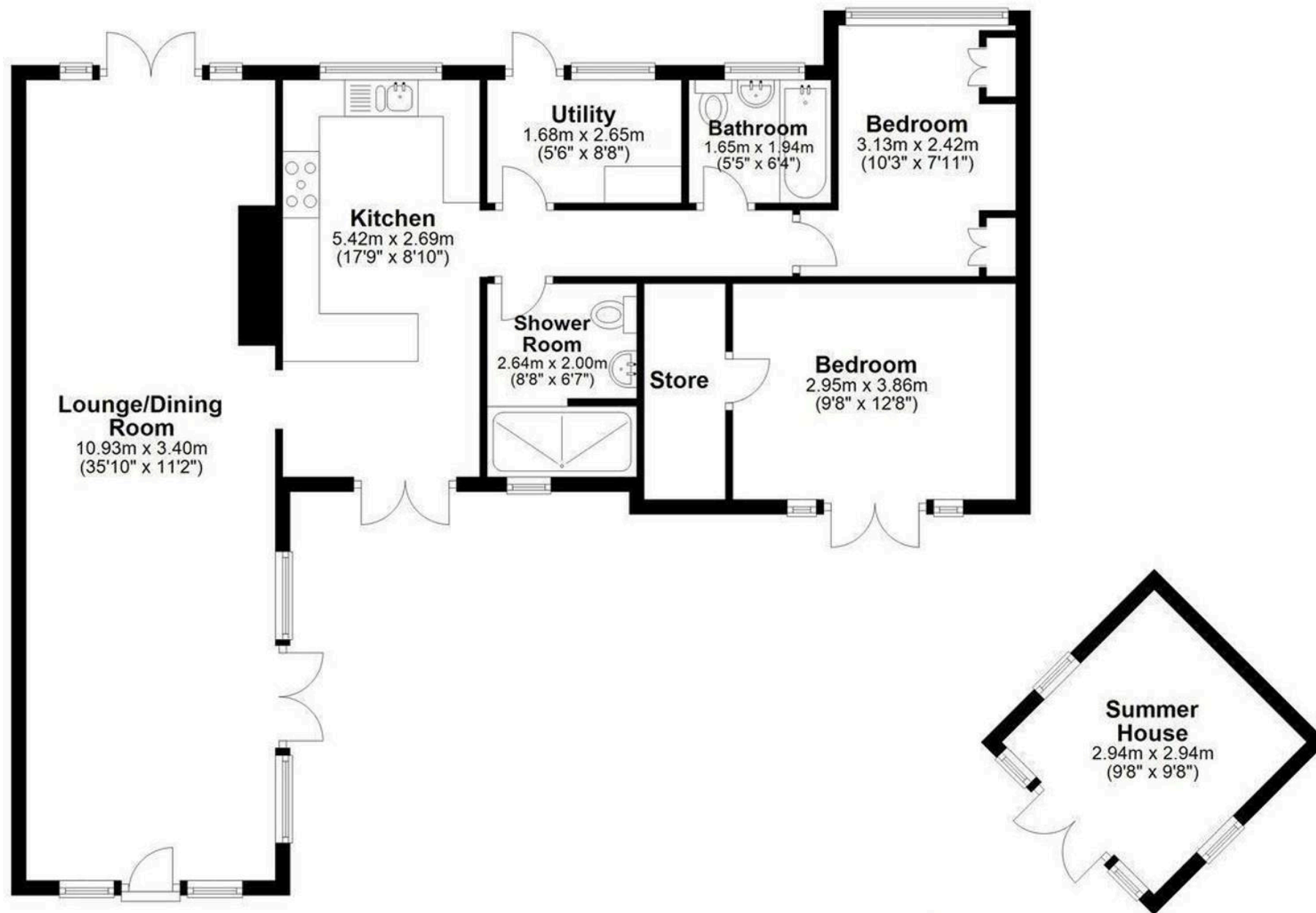






Ground Floor

Approx. 103.4 sq. metres (1113.1 sq. feet)



Total area: approx. 103.4 sq. metres (1113.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



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