



61 Dudley Road, Folkestone

Guide Price £280,000

Skippers



# 61 Dudley Road

## Folkestone, Folkestone

Nestled in the heart of the highly desirable location in Folkestone lies this immaculate 2-bedroom mid-terraced house, boasting a guide price of £280,000 – £300,000. A haven of comfort and style, this charming property offers two double bedrooms and is impeccably presented throughout, promising a warm and welcoming ambience for its future residents. Step inside to discover a beautifully crafted interior where every detail has been carefully considered, creating a truly inviting atmosphere for modern living. The contemporary design seamlessly blends with traditional elements, offering a perfect balance of comfort and sophistication. With a short stroll to Folkestone Harbour Arm & Creative Quarter, residents can enjoy the vibrant culture and leisure options right at their doorstep. This residence proudly flaunts an EPC Rating of "C", ensuring energy efficiency and eco-friendly living.

A true oasis of tranquillity, the outside space of this property is a masterpiece in landscaping and design. The lovely rear garden has been expertly structured to maximise every inch of space, catering to both relaxation and entertainment needs. Upon exiting from the kitchen, you are greeted by porcelain patio tiles leading the way to various areas of interest. Ascend the steps to discover an artificial grass seating area, perfect for unwinding amidst nature's beauty. Additionally, a separate composite decking area awaits, reinforced to accommodate a hot tub for indulgent relaxation if needed. Practicality meets aesthetics with an outside tap, decking lights, and an outside power supply, ensuring convenience and ambience for all outdoor activities.



**Porch**

5' 6" x 2' 11" (1.68m x 0.90m)

Composite glazed front door with laminate wood flooring and opening to:-

**Lounge**

14' 2" x 11' 9" (4.33m x 3.59m)

UPVC double glazed windows to the front of the property with fitted Venetian blinds, laminate wood flooring and a radiator and lovely feature open fireplace. Stairs to first floor landing between lounge and kitchen.

**Kitchen / Dining**

14' 3" x 10' 10" (4.35m x 3.29m)

UPVC double glazed door out to the garden. Kitchen is modern with high gloss gray wall and base units with lovely gray tiled floor. The kitchen has integrated washing machine, dishwasher, oven, induction hob and extractor fan with additional space for large double width fridge/freezer and tumble dryer. There is also eating area around the island/breakfast bar. Opening to internal hall with with large storage cupboard and lovely tiled floor and door to:-

**Bathroom**

7' 9" x 5' 9" (2.37m x 1.76m)

UPVC double glazed frosted window to the side of the property. Bathroom is well designed with a bath, separate walk in shower, close coupled w/c, vanity hand basin and heated towel rail. Tiled walls and tiled floor.

**Landing**

Internal landing with carpeted floor coverings and loft hatch. Doors to:-

**Bedroom**

14' 4" x 11' 10" (4.36m x 3.60m)

UPVC double glazed windows to the front of the property with matching Venetian blinds to the ground floor. Carpeted floor coverings and a radiator.





**Bedroom**

14' 4" x 11' 1" (4.36m x 3.38m)

UPVC double glazed windows to the rear of the property with matching Venetian blinds to the ground floor.

Carpeted floor coverings, built in wardrobe/cupboard and a radiator.

**Garden**

Lovely rear garden that has been designed to maximise the whole area. Porcelain patio tiles as you exit out from the kitchen with steps up to an artificial grass seating area and separate composite decking area reinforced to take a hot tub. Outside tap and decking lights with outside power supply.

**Permit**

Permit parking to the front of the property payable via the local council at a cost of around £43 per year per car.

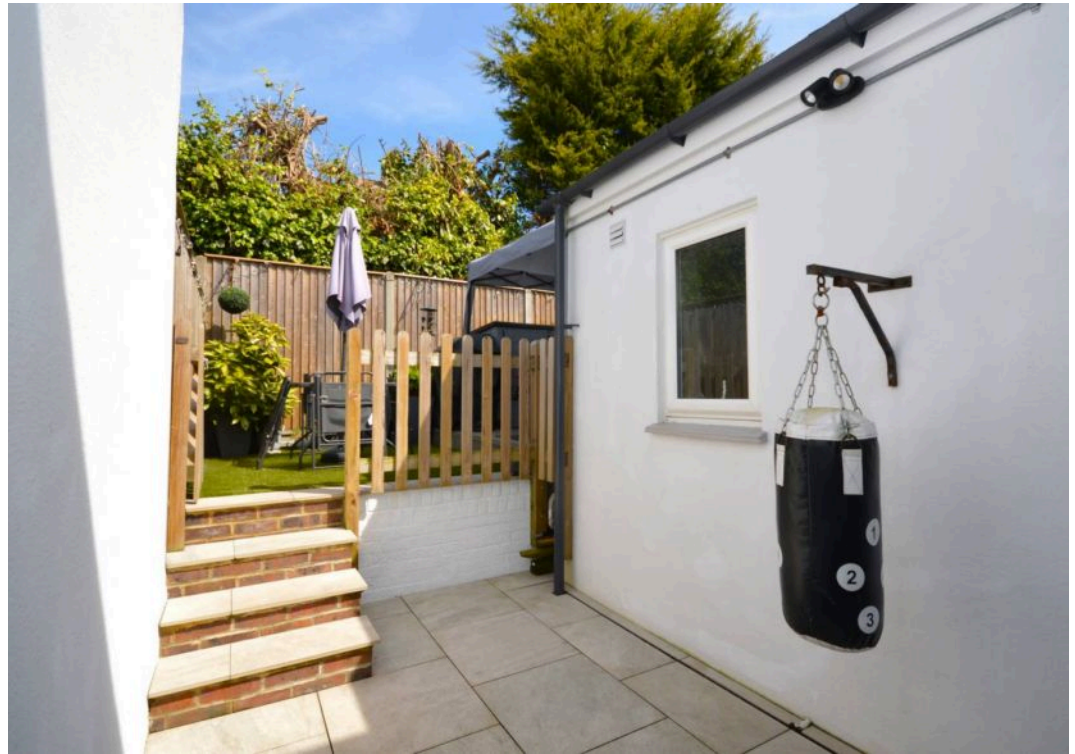
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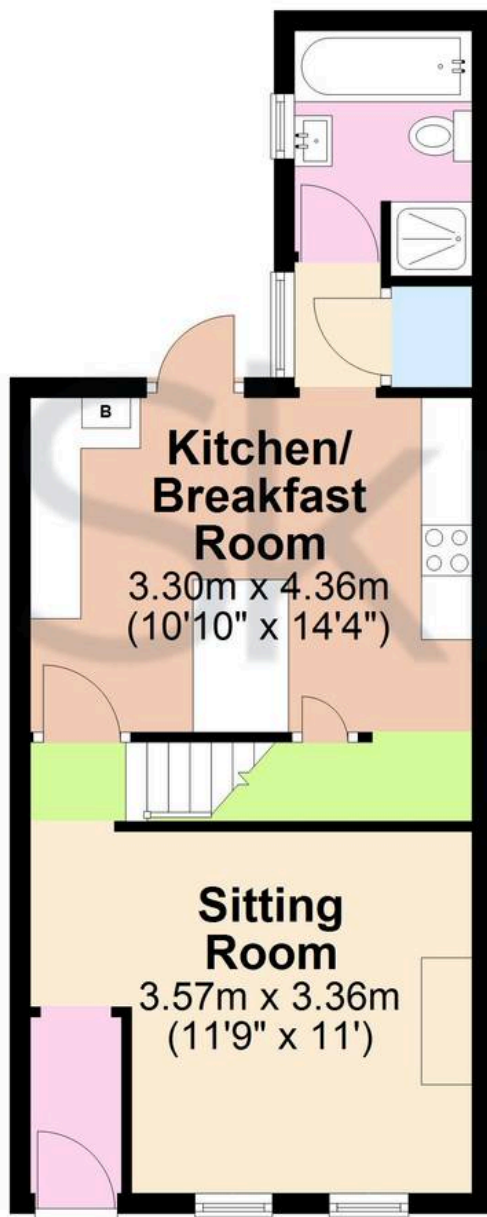






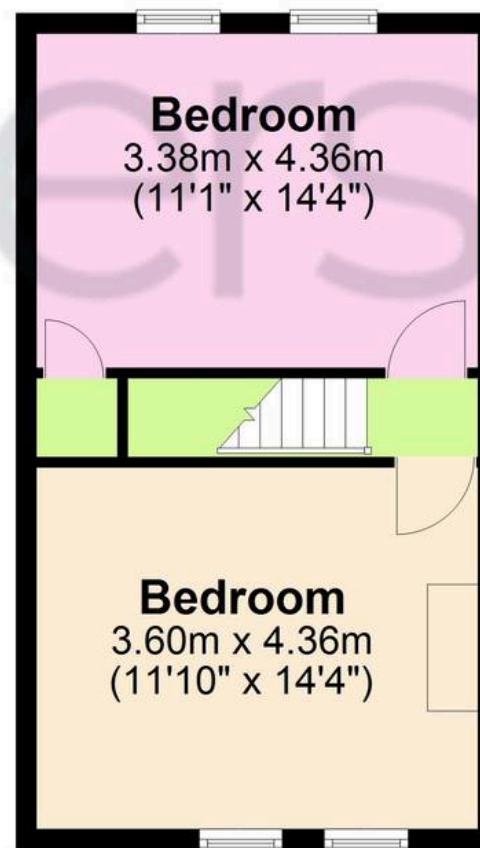
## Ground Floor

Approx. 45.5 sq. metres (489.8 sq. feet)



## First Floor

Approx. 34.7 sq. metres (373.6 sq. feet)



Total area: approx. 80.2 sq. metres (863.3 sq. feet)





## Skippers Estate Agents Cheriton/Folkestone

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