



14 Fairway Avenue, Folkestone

Guide Price **£450,000**

Skippers

14 Fairway Avenue

Folkestone, Folkestone

Ideal family home in sought-after location with 5/6 bedrooms, extended rear/side, off-road parking, well-maintained garden, shed, carport, and ample parking. Energy-efficient with EPC Rating C. Guide price £450,000 - £475,000.

- Guide Price £450,000 - £475,000
- Semi Detached Property
- Five/Six Bedrooms
- Chain Free Sale
- Extended to Rear & Side
- Off Road Parking
- Desirable Location
- EPC Rating "C"





Nestled within a sought-after location, this impressive 5/6 bedroom semi-detached house offers a spacious and versatile living environment. Boasting a guide price of £450,000 - £475,000, this potentially chain-free property presents an excellent opportunity for those looking for a family home. The property has been thoughtfully extended to the rear and side, providing five/six bedrooms, making it ideal for growing families. Upon arrival, you are greeted with off-road parking and a welcoming ambience. The EPC Rating "C" ensures energy efficiency is a standout feature of this attractive home.

Outside, the property continues to impress with a well-maintained garden offering a peaceful retreat. A gate to side access leads out to a shared drive while the garden features a lush area laid to lawn bordered by a bedding plants area. Storage needs are met with a shed equipped with lighting and power, offering practical convenience. The front garden showcases a similar elegance with a lawn area and pretty flower beds, creating a charming kerb appeal. A car port for one car ensures sheltered parking, and the shared access driveway leads down to this convenient feature. Additionally, off-street parking to the front of the house provides ample space for multiple vehicles.

In summary, this property provides a blend of comfort, style, and convenience, making it an enticing prospect for discerning buyers seeking a well-appointed residence in a desirable location. Don't miss the opportunity to make this inviting house your next home.

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Front Porch

7' 8" x 4' 11" (2.33m x 1.49m)

UPVC double glazed front door to the front of the property. Single glazed wooden window to the front also overlooking the front garden. Tiled flooring and a wooden glazed frosted front door to the entrance hall.

Entrance Hall

13' 9" x 6' 1" (4.19m x 1.85m)

Carpeted floor coverings, radiator, stairs to first floor landing and a storage cupboard downstairs. Doors To

Lounge

24' 8" x 10' 11" (7.52m x 3.33m)

Large UPVC double glazed window to the front with fitted venetian blinds. Carpeted floor coverings and a radiator. Open Plan To :-

Dining Room

13' 3" x 9' 6" (4.04m x 2.90m)

Metal double glazed sliding patio doors out to the garden. Carpeted floor coverings and a radiator. Door To :-

Kitchen

21' 7" x 10' 11" (6.58m x 3.34m)

Large kitchen area with UPVC double glazed window to the rear overlooking the garden. Matching wall and base units. Double oven with the top being fan and the bottom a grill. Gas hob with extractor fan. Storage area with space for a large fridge/freezer. Integrated dishwasher and a radiator. Door To :-

Internal Hallway

8' 6" x 4' 9" (2.59m x 1.45m)

Laminate wood flooring, large pantry storage cupboard, serving hatch, two doors one to WC and other to utility room.

WC

5' 0" x 2' 4" (1.53m x 0.71m)

Internal room with laminate wood flooring. Close coupled WC, small hand basin and storage cupboard.

Utility Room

11' 5" x 11' 9" (3.48m x 3.57m)



REAR GARDEN

Gate to side access which leads out to shared drive.
Garden has an area laid to lawn with bedding plants
areas around the outside. Shed with lighting and power.

FRONT GARDEN

Front garden with area laid to lawn and flower beds.

CAR PORT

1 Parking Space

Car port for one car.

DRIVEWAY

1 Parking Space

Shared access driveway down to carport.

OFF STREET

2 Parking Spaces

Off street parking to the front of the house.

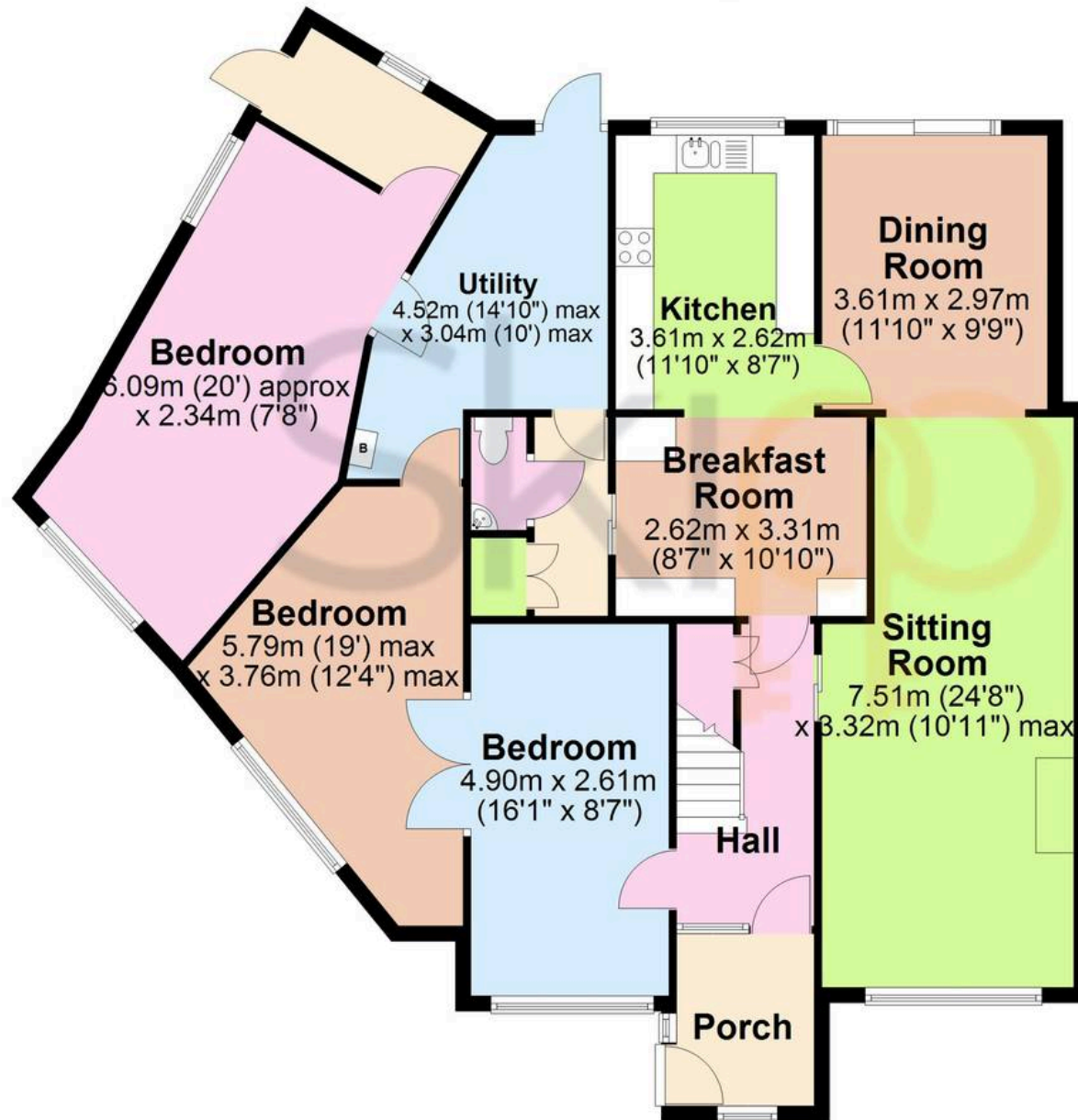






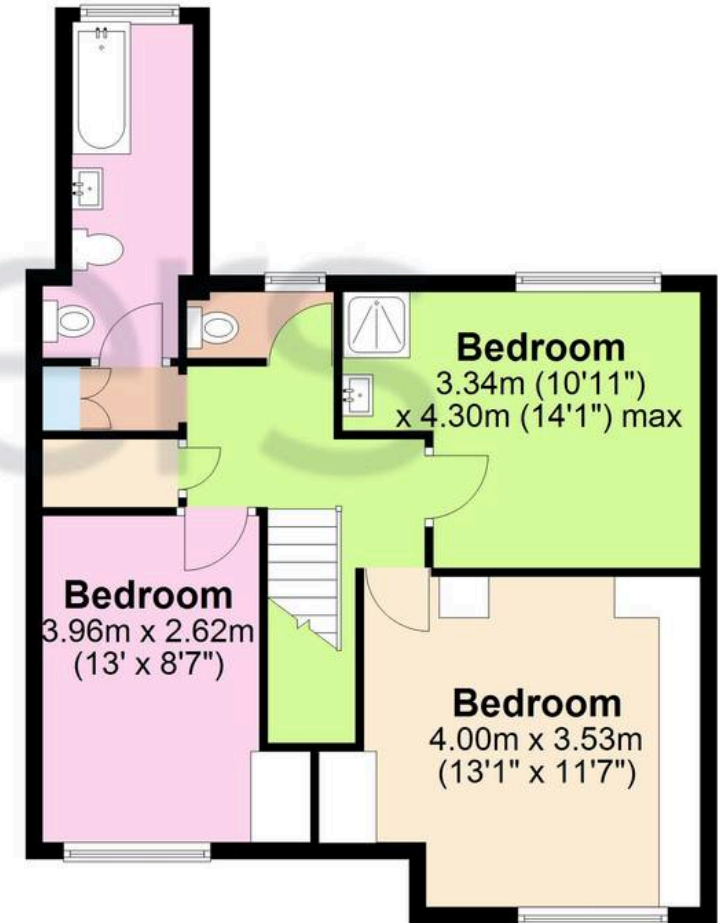
Ground Floor

Approx. 131.6 sq. metres (1416.9 sq. feet)



First Floor

Approx. 60.3 sq. metres (649.0 sq. feet)



Total area: approx. 191.9 sq. metres (2066.0 sq. feet)



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