



1 Southernwood Rise, Folkestone

Prices From **£360,000**

Skippers

1 Southernwood Rise

Folkestone

Well-presented 3-bed semi in sought-after area. EPC B, solar panels, modern kitchen, garage, parking for 2, low-maintenance garden. Close to top schools, amenities, and transport links.

- Guide Price £360,000 - £370,000
- Semi Detached Property
- Three Bedrooms
- Off Road Parking & Garage
- Highly Sought After Location
- Close to Local Outstanding School's
- Leased Solar PV
- EPC Rating "B"





Situated in a highly sought after location and Guide Price of £360,000 - £370,000, this well-presented three bedroom semi detached house provides an excellent opportunity for families and professionals alike. The property benefits from an impressive EPC rating of "B" (helped by leased solar PV panels), ensuring energy efficiency and lower running costs. Inside, the accommodation is thoughtfully arranged and comprises a central entrance hall leading to a spacious living area, a modern fitted kitchen with ample storage, and a dining area / conservatory ideal for entertaining. Upstairs, there are three generously sized bedrooms, each offering plenty of natural light, and a contemporary family bathroom. Additional features include gas central heating and double glazing throughout. The property also boasts off road parking for two vehicles and a garage (perfect for storage or additional parking). Families will appreciate the proximity to local outstanding schools, as well as convenient access to nearby amenities and transport links.

The outside space is designed for low maintenance and relaxation. As you step out from the conservatory/dining area, you are greeted by a small hard standing area, offering a pleasant spot for morning coffee or al fresco dining. An undercover walkway leads to the rear access and provides direct entry to the garage. The garden features artificial grass, making it easy to maintain throughout the year, with designated beds around the borders showcasing well established shrubs for added greenery and privacy. The layout is perfect for those seeking a tidy, manageable outdoor area without the need for extensive upkeep. Off road parking is available for two cars (one in front of the other), ensuring convenience for residents and visitors alike. This property is an excellent choice for those looking for a comfortable, energy efficient home in a desirable neighbourhood, close to outstanding schools and local amenities. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

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Entrance Hall

9' 11" x 15' 3" (3.03m x 4.64m)

L-Shaped entrance hall. UPVC double glazed frosted door to the side of the property. Carpeted floor coverings, coving, stairs to first floor landing and cupboard housing the boiler. Three additional cupboard under stairs also. Doors To :-

Lounge

15' 3" x 15' 8" (4.66m x 4.77m)

Bright dual aspect room with double glazed windows to the front and side of the property with fitted blinds. Carpeted floor coverings, coving and a radiator.

Kitchen

15' 5" x 9' 5" (4.71m x 2.86m)

UPVC double glazed window into the conservatory/dining room. Fitted kitchen with high gloss wall and base units in grey. Feature splash-back behind cooker, part tiled walls, Bosch oven, microwave grill oven, gas hob and extractor fan above. Tiled flooring, radiator, breakfast bar area, space for washing machine and space for freestanding fridge freezer. Door to :-

Conservatory / Dining Room

11' 9" x 8' 2" (3.59m x 2.48m)

UPVC double glazed windows around conservatory with UPVC door out to the garden. Laminate wood flooring and a radiator.

First Floor Landing

16' 6" x 6' 10" (5.03m x 2.08m)

Carpeted floor coverings, radiator and the loft hatch with a drop down ladder. Doors To :-

Bedroom

15' 1" x 9' 5" (4.61m x 2.88m)

Large UPVC window to the front of the property with fitted vertical blinds. Carpeted floor coverings and large triple door built in wardrobe.

Bedroom

12' 1" x 9' 2" (3.68m x 2.79m)

UPVC double glazed window to the side of the property with fitted vertical blinds. Carpeted floor coverings



REAR GARDEN

Small hard standing area for table and chairs as you step out. Undercover walkway area to rear access. Door to garage. Artificial grass, designated areas around borders in the garden for well established shrubs.

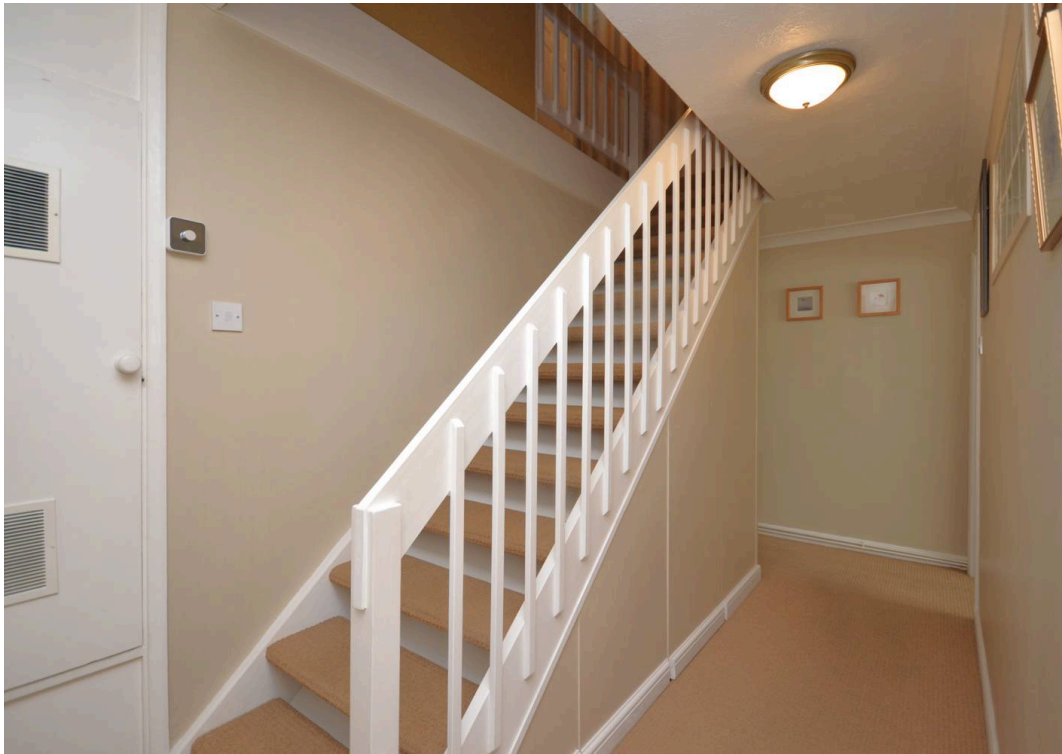
OFF STREET

2 Parking Spaces

Off road parking for 2 cars one in front of the other.

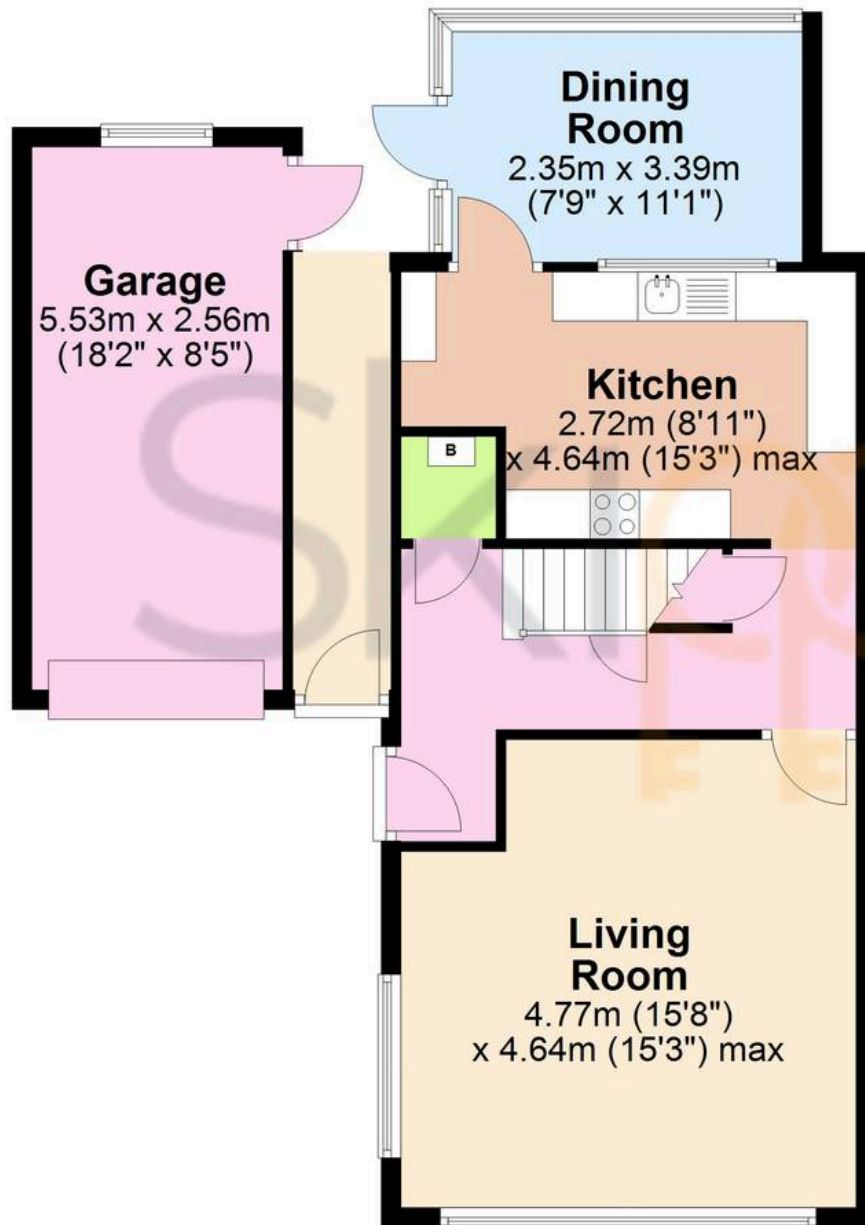






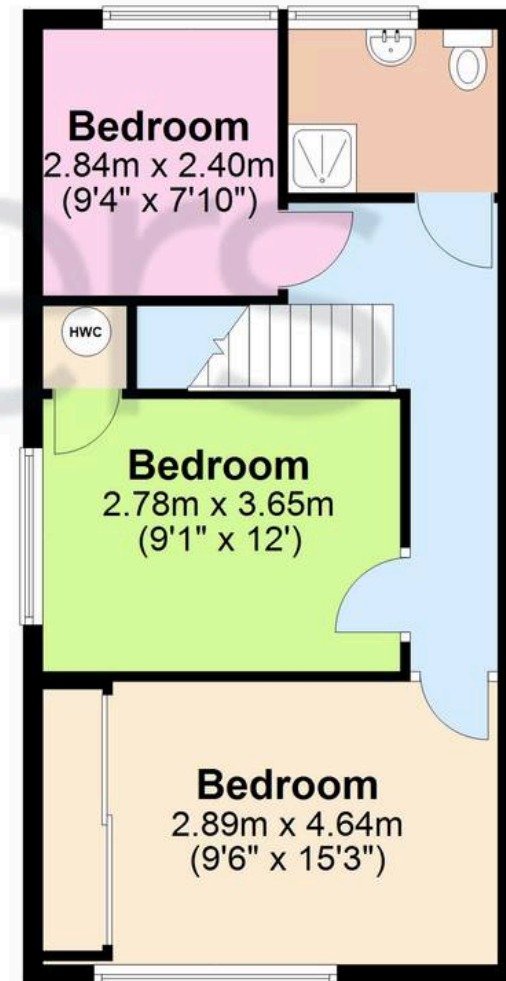
Ground Floor

Approx. 71.9 sq. metres (773.5 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.3 sq. feet)



Total area: approx. 116.4 sq. metres (1252.8 sq. feet)



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