

8 SUTTON CLOSE

Folkestone, Kent



*A five bedroom semi-detached house set in a popular residential area
backing onto lovely playing fields*

PRICE GUIDE: £415,000 FREEHOLD

8 Sutton Close, Folkestone, Kent CT19 5LL

Situation & Description

Sutton Close is a popular residential area on the outskirts of Folkestone and set amongst other similar neo Georgian style properties. Sutton Close is within easy distance of both primary, secondary and grammar schools, and is also within easy distance of supermarkets, and both the shopping centre in Cheriton and the town centre in Folkestone, with comprehensive shopping facilities and the famous Leas Promenade.

The lovely harbour at Folkestone is a short drive away, and enjoys a bustling Harbour Arm with seasonal festivities, and the Old High Street within the Creative Quarter affords charming café's and eateries whilst fine dining can be found at the renowned Rocksalt restaurant with its views over the harbour. The harbour area is undergoing a major regeneration programme that will have a positive impact on Folkestone in the future.

Communications are excellent. Folkestone West mainline railway station is within walking distance with the High Speed link offering a journey time to London of less than one hour. Easy access to the continent by Eurostar services from Ashford International, the channel tunnel terminal at Cheriton or via Dover harbour. The M20 motorway is a short drive away leading to London and the M25 orbital.

8 Sutton Close is believed to have been built in the early 1970's of brick under a tiled roof, and benefits from uPVC sealed unit windows. On the second floor of the property, there is a galleried area which leads to bedroom 5 providing a great area for a teenager to use as a games/sitting room, off their bedroom.

The accommodation comprises:-

ENTRANCE PORCH

HALL

Understairs cupboard housing Johnson & Starley warm air gas fired boiler.

CLOAKROOM

Low level W.C., with concealed cistern, corner wash hand basin.

SITTING ROOM

With bay window, gas point, T.V. aerial point, 4 wall light points, picture light point, aluminium sliding doors to:-



Kitchen & Sitting Room



CONSERVATORY.

uPVC sealed unit glazing and casement doors to garden.

DINING ROOM

With uPVC half glazed door to garden.

KITCHEN

Matching units comprising stainless steel sink unit with single handed mixer tap with flexible hose and 1 ½ bowls set in work surface with cupboards and Neff dishwasher below. Further work surfaces with cupboards, drawers, plumbing and space for Bosch washing machine and Beko tumble dryer below. Zanussi cooker, freestanding upright fridge/freezer, range of matching wall mounted cupboards, matching shelved cupboard, 'pull out' larder cupboard and broom cupboard.

FIRST FLOOR

BEDROOM 1

Double aspect, with fitted wardrobe cupboard with mirrored sliding doors, hanging and shelves.

BEDROOM 2

Built in wardrobe cupboard with hanging and shelves.

BEDROOM 3

Built in understairs cupboard with electric light, telephone point.

BEDROOM 4

Built in linen cupboard with hot water tank and electric immersion heater fitted.

SECOND FLOOR

GAMES/STUDY AREA

BEDROOM 5

Lovely views towards the North Downs.



Dining Room and View of garden from Conservatory



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Large shower cubicle with thermostatic shower, wash hand basin set in unit with drawers below, low level W.C., electric shaver socket, tiled walls.

OUTSIDE

DETACHED GARAGE

About 9'7 x 8'11 (2.95m x 2.47m), electric up and over door, electric power and light, personal door to garden.

REAR GARDEN

There is an appealing garden to the rear of the property backing on to the playing fields, with a cosy seating area under a corner pergola with a pathway leading round to a slightly raised lawned area, and the side access. The garden has neat borders planted with spring bulbs, and with clematis, hebe, forsythia and camelia complimenting the space.

Gated side access.

Outside light.

Water tap.

GENERAL INFORMATION

SERVICES

All mains services are connected. Central heating and hot water from the Johnson Starley warm aired gas fired boiler. Hot water also from an electric immersion heater. *(The central heating and hot water system(s), together with any appliances mentioned in the particulars, have not been tested by Smith Woolley).*

TENURE

Freehold

COUNCIL TAX

Currently listed in band E - Charge for financial year 2020/2021 is £2,422.79 by Folkestone & Hythe District Council – Telephone: 01303- 853000.

FIXTURES AND FITTINGS

The fitted carpets and curtains, together with the fixtures and fittings not mentioned in the particulars, are excluded from the sale but may be available to a purchaser by separate negotiation if required.



Bedroom 1 and Shower Room



VIEWING

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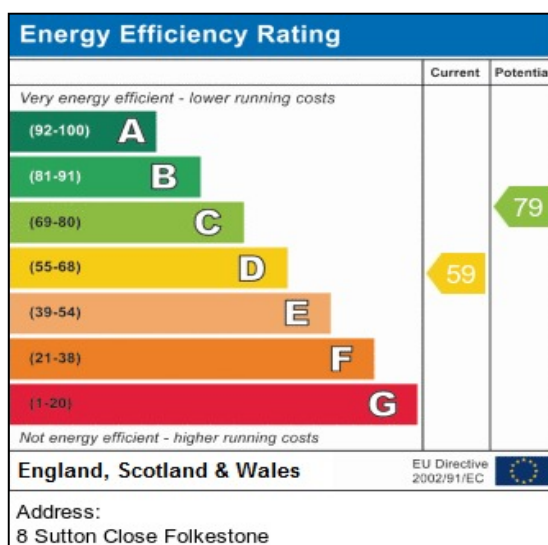
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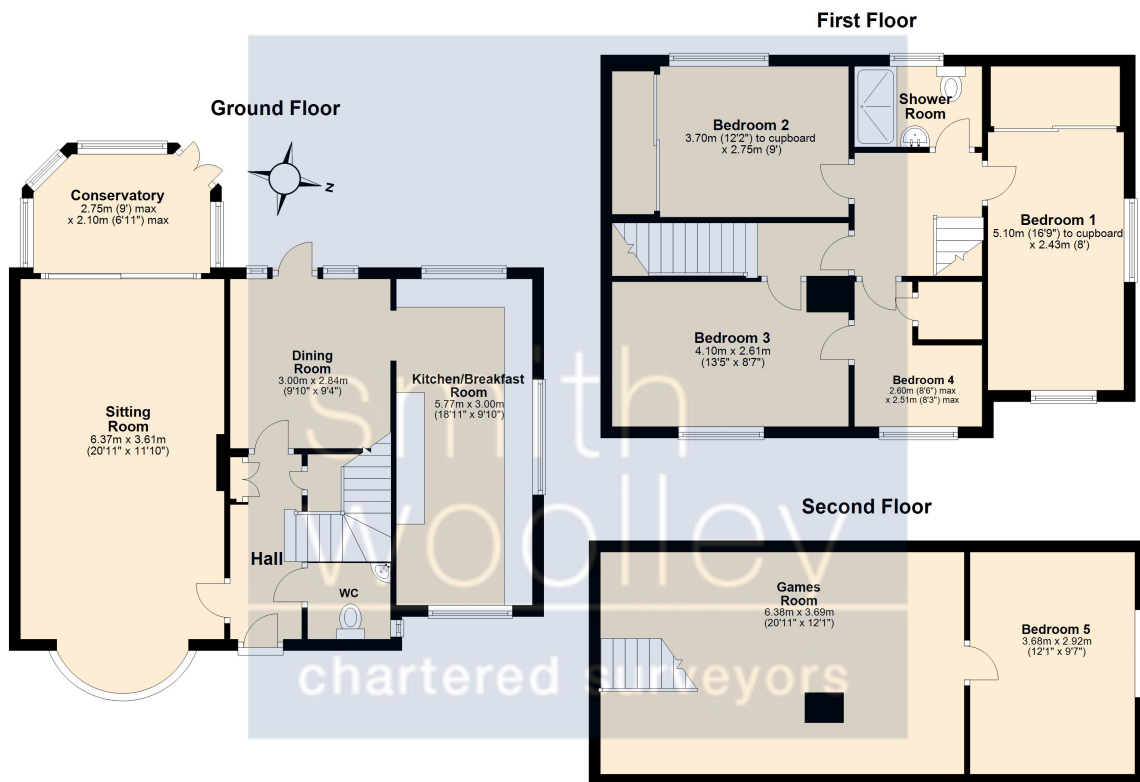
Bedroom 2 and Bedroom 5





Rear Garden and Recreational Grounds to the rear





Floor Plans for Identification Purposes Only – All sizes are approximate