



30 Alder Road, Folkestone

Offers in Region of **£575,000 – £600,000**



ANDREW & CO
ESTATE AGENTS



30 Alder Road

Folkestone

Charming semi-detached house in sought-after area, offers in region of £575,000 - £600,000. Bursting with character and ideal for families with 3 bedrooms, spacious living layout and ample outdoor space. Conveniently located near schools and amenities, offering a perfect blend of comfort and elegance.

Council Tax band: E

Tenure: Freehold

- OFFERS IN REGION OF £575,000 - £600,000
- STUNNING THREE BEDROOM SEMI-DETACHED HOUSE
- PERFECT FAMILY HOME
- AMPLE LIVING SPACE
- WELL-MAINTAINED LARGE REAR GARDEN
- DRIVEWAY FOR 2-3 CARS
- SOUGHT AFTER AND QUIET LOCATION
- CLOSE TO LOCAL SCHOOLS, TRANSPORT ROUTES AND AMENITIES

FRONT PORCH

5' 0" x 2' 4" (1.52m x 0.70m)

Part brick built porch with UPVC windows to the side and front and composite glazed front door. Laminate wood flooring.

ENTRANCE HALL

10' 6" x 5' 9" (3.19m x 1.76m)

Composite glazed door into stunning entrance hall. UPVC frosted window to the side of the property, Parquet flooring, stairs to first floor landing, coving, radiator and thermostat to heating. Doors to:-

LOUNGE

15' 10" x 11' 1" (4.82m x 3.37m)

Dual aspect room with UPVC double glazed windows to the front with fitted blinds, carpeted floor coverings, coving, lovely dual-use burner in fireplace with feature fireplace surround, radiator, wooden glazed doors out to the large conservatory.

CONSERVATORY

14' 9" x 12' 2" (4.49m x 3.72m)

Part brick-built conservatory with UPVC windows and UPVC double glazed patio doors out to the garden, Perspex roof with pitch, parquet flooring, two radiators and electric supply.

DINING ROOM

10' 10" x 9' 11" (3.30m x 3.01m)

UPVC double glazed window to the front of the property with fitted blinds, carpeted floor coverings, built in storage cupboard, coving, radiator and picture rail.

BREAKFAST ROOM/SNUG

18' 4" x 9' 8" (5.59m x 2.94m)

UPVC double glazed patio door with surrounding windows leading out to the garden, UPVC double glazed window to the front with fitted blind and radiator. Open plan to the kitchen this room also has a separate door to a downstairs w/c.



KITCHEN

17' 0" x 10' 2" (5.17m x 3.09m)

UPVC double glazed French/patio doors leading out to the garden and two UPVC double glazed windows to the side with fitted blinds, Travertine tiled flooring and radiator.

Kitchen comprises of matching wall and base units in high gloss cream, granite worktops, tiled splashbacks, integrated fridge, freezer, microwave oven, fan oven, induction hob with extractor fan and Belfast style sink.

There is a bin store cupboard with space for free-standing washing machine and wine cooler. Larder cupboards and multiple storage cupboards.

DOWNSTAIRS CLOAKROOM / W/C

4' 11" x 3' 1" (1.51m x 0.93m)

Internal room with laminate wood flooring, close coupled w/c and large storage cupboard under the stairs.

FIRST FLOOR LANDING

13' 8" x 5' 10" (4.17m x 1.77m)

UPVC double glazed window to the rear with fitted blind overlooking the well-maintained garden, carpeted floor coverings, loft hatch and storage cupboards. Doors to:-

BEDROOM

15' 10" x 11' 3" (4.83m x 3.42m)

Dual aspect room with UPVC double glazed windows with fitted blinds to the front and rear of the property, carpeted floor coverings, radiator, picture rail, large built in storage cupboards and built in TV area.

BEDROOM

11' 0" x 9' 11" (3.36m x 3.02m)

UPVC double glazed window to the front of the property with fitted blind, carpeted floor coverings, radiator and picture rail.



BEDROOM

10' 10" x 9' 5" (3.30m x 2.87m)

UPVC double glazed window to the rear with fitted blind, carpeted floor coverings, built-in storage cupboard/wardrobe and radiator.

BATHROOM/SHOWER ROOM

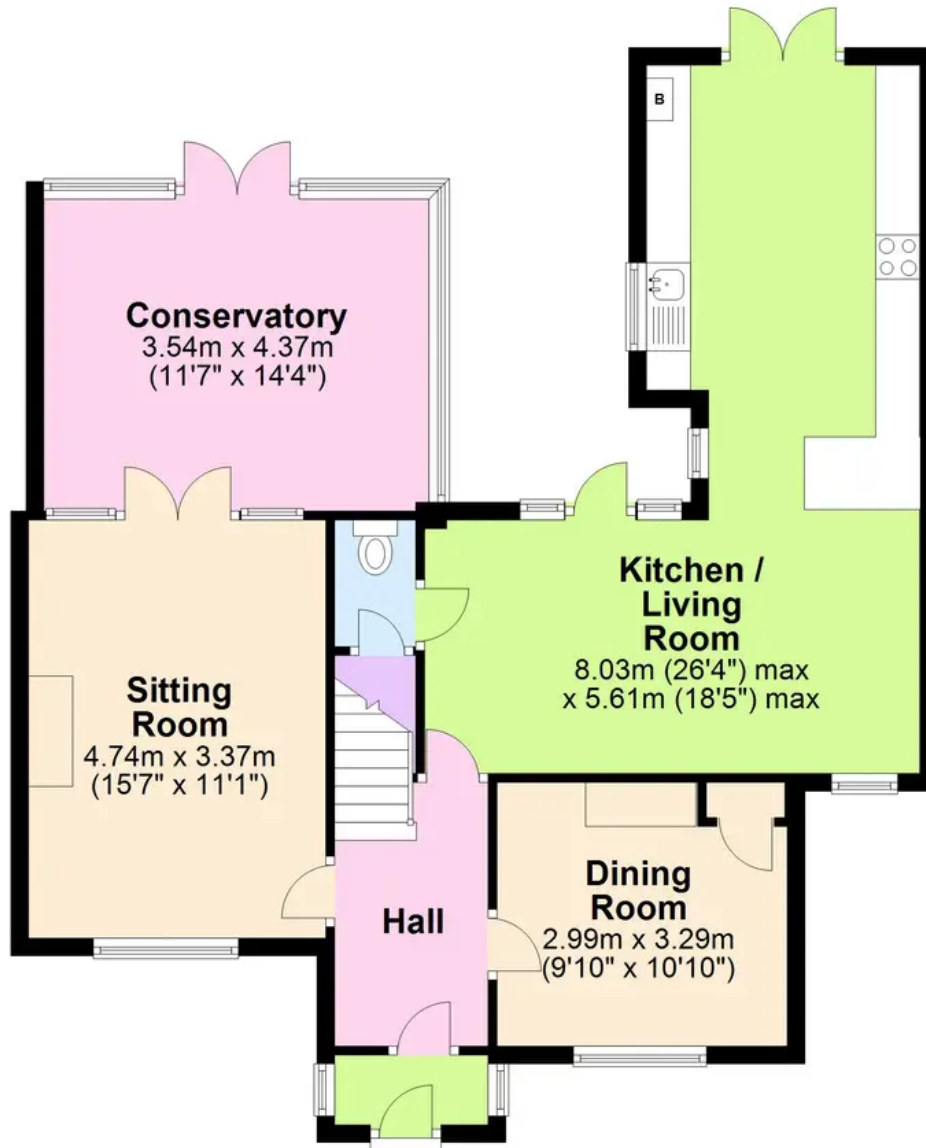
7' 9" x 6' 1" (2.36m x 1.86m)

UPVC double glazed frosted windows with fitted blinds to the front and side of the property and Karndean flooring. Bathroom comprises of a large walk-in shower, pedestal hand basin, close coupled w/c, heated towel rail, fully tiled walls, feature mosaic wall and extractor fan.



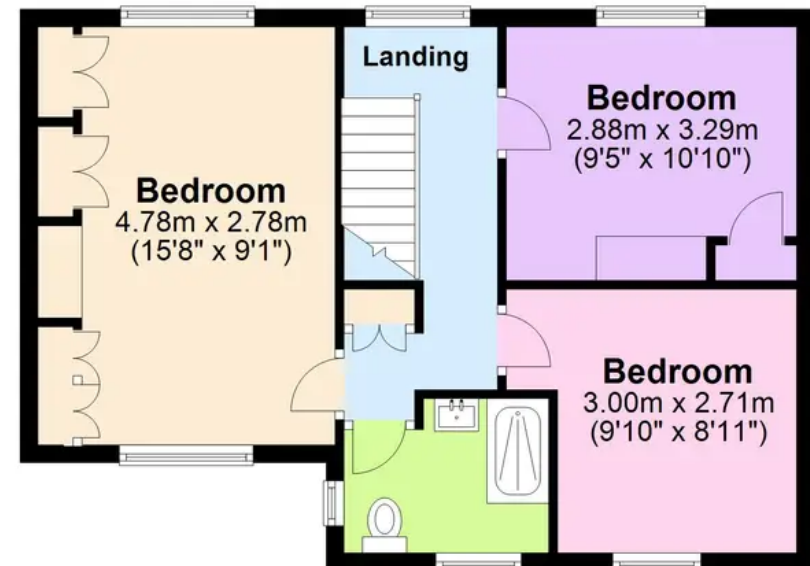
Ground Floor

∴ 83.7 sq. metres (901.2 sq. feet)



First Floor

Approx. 47.1 sq. metres (506.6 sq. feet)



Total area: approx. 130.8 sq. metres (1407.7 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.

Plan produced using PlanUp.