

TO LET



Claremont Road, Folkestone

4 Bedrooms, 3 Bathroom, House

£2,200 pcm



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House,
4 bedroom, 3 bathroom

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Date available: 15th January 2024

Deposit: £2,400

Part Furnished

Council Tax band: D

- Modern Kitchen
- Four Double Bedrooms
- Two Large Reception Rooms
- Period Property
- Central Folkestone Location
- Garden
- Garage and Driveway

MARTIN&CO are delighted to offer this grand period property comprising of four double bedrooms two with ensuite's, two large reception rooms, a downstairs office/dining room, and a brand new modern kitchen to the rental market. This is a renovated large home is set on a quiet street in central Folkestone, walking distance to the main town centre, the beach and may of our beautiful parks.

As you walk through the front door of this gorgeous home the first thing that hits you is it's size and room proportions. The stairway is grand and you can see most of the doors that lead off into the rooms downstairs.

The very first door on the right is the very large living room. With ample space for some big furniture items this room benefits from a set of large double glazed bay windows allowing lots of natural day light these

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windows have been fitted with a set of modern blinds. The room also centres around a beautiful period feeling fire place and also has radiators in the room. Decorated in greys and minx with new carpets fitted throughout the property the rest of the house follows suit.

The next room along on the right is a room perfect for an office or dining room. A very large room again with feature fire place and great amount of space we think this room would be perfect for those families who may have to work from home. In the corner there is the cupboard that contains the large gas central heating boiler that heats the whole house.

At the back of the hallway is the area designated for your utility room. With sink and spaces for your washing machine and tumble dryer this area also leads to the rear door and downstairs cloakroom.

Back in the entrance of the property the door that leads to the left is the incredible dining room that leads to the newly fitted kitchen. The dining room is currently shown with a 8 seater table and chairs plus a piano so clients get the feel of size. With large bay windows again a feature fire place and purpose built radiator covers this room like the whole house feels modern yet original/classy.

At the back of the room the stairs lead down to the New kitchen.

The Kitchen is fresh and very modern with grey units set on white walls with grey flooring. A very pretty kitchen with plenty of work top space and many kitchen units this kitchen benefits from a five ringed induction hob, built in oven and micro wave and a dish washer. The sink has a period feel and you can see the landlords put a lot of thought into utilising this very large space.

Upstairs the first door on the half level leads to the family bathroom. This like the rest of the house is a large space with a double fitted stand in shower, full size bath with shower over head and sink plus WC. Tiled in white and grey with grey flooring this is a bright and clean feeling bathroom and great for a family with a couple of children.

The next room on the half landing is the rear double bedroom/ study with a rare rear bay window and feature fire place this room will make the perfect upstairs office or guest bedroom.

Up the next flight of have stairs is the second largest bedroom in the house shown with large bedroom furniture currently with a king size bed. This room also benefits of the period fire place and large double glazed window. On the side of the house this room would suit a person who doesn't like the early morning sun beaming through their window. The furniture shown





Approximate net internal area: 961.94 ft² / 89.37 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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