



Ivy Way, , Folkestone, Kent, CT19 6HW

- Smart Family Home
- Sitting Room With Bay Window
- Ground Floor Cloakroom
- Generous Lawned Rear Garden
- Workshop & Garage
- 3 Bedrooms
- Kitchen/Dining Room With French Doors To The Garden
- Fashionable Four Piece Family Bathroom
- Paved Patio With Raised Koi Karp Pool
- Views Of The Downs.

Price Guide £380,000



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DESCRIPTION

Enjoying a generous , lawned rear garden, is this smart, well presented bay fronted family home towards the edge of Folkestone. Enjoying views to the rear over the rooftops to the colourful Downs that surround the town, the accommodation offered includes on the ground floor a bay fronted sitting room. To the rear there is a kitchen/dining room and useful cloakroom. To the first floor there are three bedrooms and a fashionable, four piece, family bathroom.

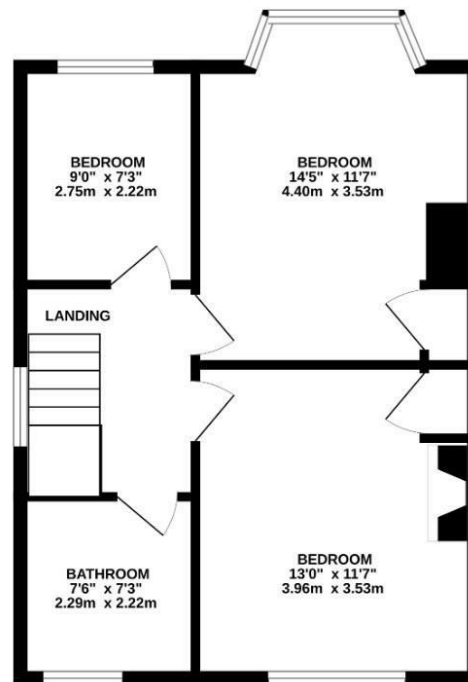
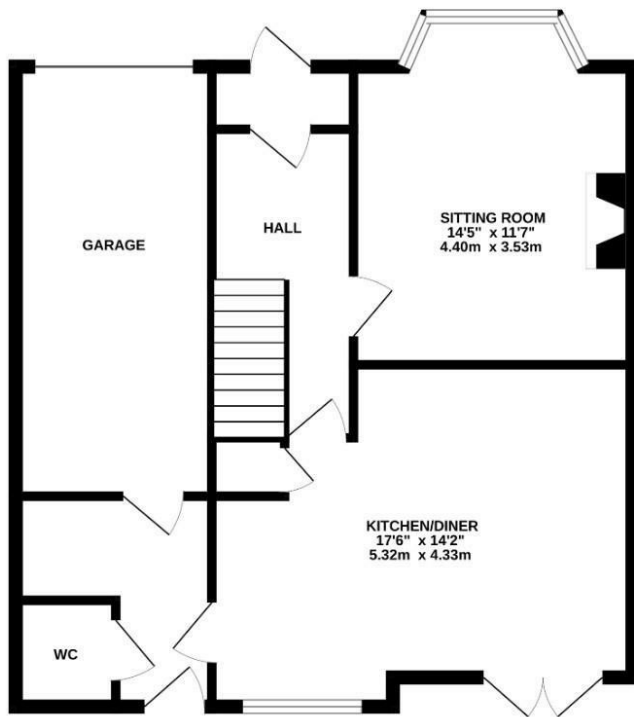
The rear garden is a particular feature and has a paved patio with raised ornamental Koi Karp pool to one side immediately adjacent to the house. Steps from the patio lead down to a most generous lawned garden with raised flower borders and ornamental brick path leading to a useful workshop/summer house/office or possible home gym at the very foot of the garden.

To the front a paviour driveway provides for off road parking and leads to a single garage with roller door, power and light.

Situated towards the outskirts of Folkestone, this home offers easy access to local amenities, schools, and transport links, making it a practical choice for both commuting and leisure.







TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

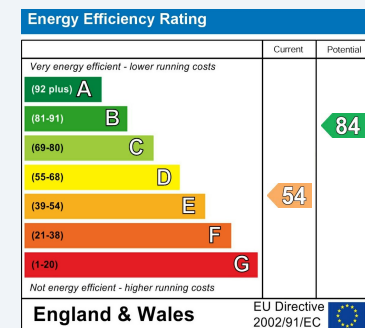
Please contact folkestone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.