



49 High Street, Hythe, Kent CT21 5AD



**45 SHORNCLIFFE ROAD
FOLKESTONE**

£750,000 Freehold

In a sought after West End location, this detached family house occupies a generous corner plot and offers impeccably presented spacious accommodation comprising three reception rooms, 4/5 bedrooms, shower room and a family bathroom. Delightful gardens, garage and ample parking. EPC C.



45 SHORNCLIFFE ROAD FOLKESTONE CT20 2UD

**Entrance Hall, Kitchen Open Plan to Dining Room, Sitting Room, Garden Room,
Utility Room, Shower Room, Cloakroom, Study/Bedroom 5,
Four Double Bedrooms, Family Bathroom,
Delightful Gardens , Off Road Parking, Garage**

DESCRIPTION

This exceptional detached family house has been the subject of an extensive programme of remodelling and refurbishment and the result is exceptional with great attention to detail with a smart contemporary finish to compliment a modern lifestyle. Enjoying Karndean flooring throughout the ground floor, mood lighting in both the kitchen and sitting room and an wire in entertainment Bose speaker system.

The generous accommodation comprises an entrance hall, superb contemporary kitchen open plan to the dining room, sitting room, garden room with doors uniting the space with the sunny garden, study/bedroom 5, utility room, a ground floor shower room and a cloakroom. On the first floor are four double bedrooms and a family bathroom.

A particularly attractive feature of the property are the gardens. The house occupies a generous corner plot with a driveway to the front providing off-road parking and access to the garage. There is a generous expanse of lawn across the front of the house and to the side where access can be gained to the rear garden. The garden to the rear enjoys a southerly aspect, a wide expanse of lawn and decked terrace providing a delightful environment in which to relax and dine alfresco. The garden has been thoughtfully planted with year round interest in mind and benefits from a greenhouse, timber framed shed and further parking accessed via double gates from Godwyn Road.

SITUATION

Shorncliffe Road is a particularly desirable address within Folkestone's sought after West End within a short, level walk from Folkestone West Station and Folkestone Central from where the High Speed Link service to London, St Pancras is available (journey times of around 53 minutes). The M20 (Junction 13), the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach, being 1.5, 3 and 9 miles away respectively.

The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is also only a short walk away from where paths lead down to the long stretches of shingle beach, coastal park and the recently revitalised Harbour Arm with champagne bar, live music etc. There are a number of outstanding schools in the vicinity, including boys and girls grammar schools. A ten minute walk from a regional centres of excellence for hockey and cricket, with a new athletics facility scheduled to be completed later this year. A wide range of sporting clubs can be found in the area, including watersports.

The Cinque Ports Town of Hythe, approximately 4 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), various independent shops and restaurants (All times and distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Entered via a composite and obscure double glazed door, staircase to 1st floor, doors to kitchen and garden room, Karndean flooring, door to:-

CLOAKROOM

Low level WC with concealed cistern, wall hung wash basin with mixer tap and vanity cupboard below, tiled walls, tiled floor, obscure double glazed window to front.

KITCHEN

Fitted with a comprehensive range of base cupboards and drawer units in a high gloss finish, wood effect work surface inset with stainless steel sink with mixer tap and filter water tap, coordinating upstand, further bank of full-height cupboards with integrated Neff Oven & Neff microwave, integrated fridge/freezer, large coordinating island unit with wood effect worksurface inset with Neff induction hob with extractor above and square stainless steel sink and mixer tap, integrated Neff dishwasher, double glazed deep bay window to front with window seat and coordinating cupboards beneath, double glazed window to side, radiator, Karndean flooring, recessed lighting, open through to:

DINING ROOM

Double glazed window to rear, obscure double glazed door giving access to the rear garden, coved ceiling, recessed lighting, radiator, Karndean flooring, door to garden room, door to:-

SITTING ROOM

Onyx Avanti electric log fire, double glazed window to front, built in cupboard with shelves above into alcoves, coved ceiling, radiator, Karndean flooring, open through to:-

REAR LOBBY

Double glazed door with double glazed panel to side giving access to the rear garden, coved ceiling, radiator, door to:-

SHOWER ROOM

Tiled shower enclosure with Aqualisa power shower, low-level level WC, wash basin with mixer tap and worksurface to side and vanity cupboards below, wall mounted Auroa de-misting mirrored vanity cupboard with clock display, obscure double glazed window to rear, extractor fan, coved ceiling, heated ladder rack towel rail.

GARDEN ROOM

Double glazed doors giving access to and looking through to the garden beyond, door back through to entrance hall, coved ceiling, Karndean flooring, radiator, open through to:-

UTILITY ROOM

Well fitted with full height cupboard, worksurface inset with stainless steel sink and mixer tap with recess and plumbing beneath for washing machine and tumble dryer, double glazed window to rear, double glazed door giving access to the side of the property, door to:-

STUDY/BEDROOM 5

Double glazed window to front and side, coved ceiling, Karndean flooring, radiator.

FIRST FLOOR LANDING

Access to loft space fitted with loft ladder, access to airing cupboard housing factory lagged hot water cylinder, double glazed window to front, coved ceiling, radiator, doors to:-

BEDROOM 1

Fitted wardrobe cupboards concealed by sliding mirrored doors, double glazed window to front, coved ceiling, radiator, alarm panel.

BEDROOM 2

Full wall of fitted wardrobe cupboards, double glazed window to rear, coved ceiling, radiator.

BEDROOM 3

Fitted wardrobe concealed by sliding mirrored doors, double glazed window to front, coved ceiling, radiator.



BEDROOM 4

Fitted wardrobe cupboard concealed by sliding mirrored doors, double glazed window to rear, coved ceiling, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, pedestal wash basin, low-level WC, obscure double glazed window to rear, tiled walls, coved ceiling, recessed lighting, heated ladder rack towel rail.

OUTSIDE

REAR GARDEN

Directly to the rear of the house is an attractive decked terrace extending to the remainder of the garden which enjoys a southerly aspect and is well enclosed by a timber panelled fencing. The garden enjoys a wide expanse of lawn and various borders stocked with a variety of shrubs, herbaceous and other plants. There is also a large greenhouse and timber framed Eagles shed (with power & light), garden kitchen area and hardstanding which is accessed via a pair of timber gates from Godwyn Road and provides further off-road parking. Outside lighting and outside tap.

The garden extends to the side of the property is laid to lawn and well enclosed by close boarded timber panelled fencing and mature hedging, a gate give access to the:-

FRONT GARDEN

Entered via a driveway providing off road parking and access to the garage. The garden to the front of the property is well enclosed by close boarded timber panelled fencing, mature hedging and with venetian fencing to one side affording the garden a good level of privacy, predominantly laid to lawn and planted with specimen fruit trees.

GARAGE

Electric garage door to front, power and light, double glazed window and double glazed door to side.

EPC Rating C

COUNCIL TAX

Band E approx. £2736.12 (2023/24)
Folkestone & Hythe District Council.

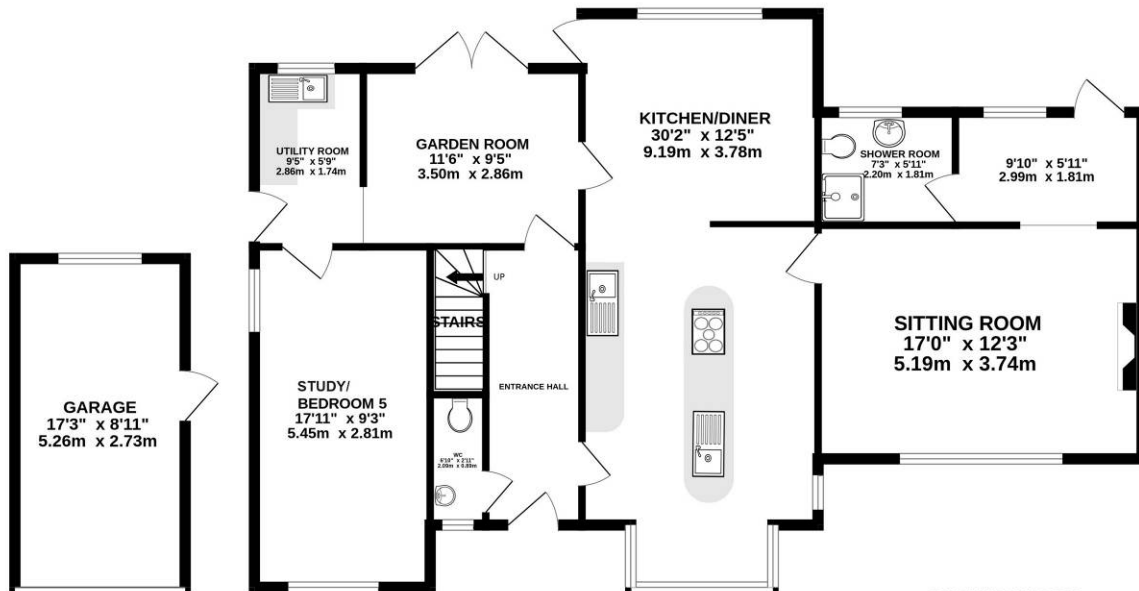
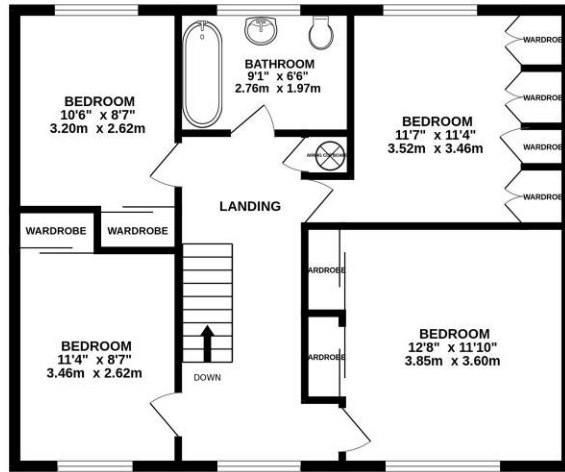
VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



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TOTAL FLOOR AREA : 1954 sq.ft. (181.6 sq.m.) approx.

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