

**Dover Branch:**  
T: 01304 206666

**Deal Branch:**  
T: 01304 365454

**Folkestone Branch:**  
T: 01303 210777



**Herne Bay Branch:**  
T: 01227 360226

**Thanet Branch:**  
T: 01843 210111

**Out of hours:**  
T: 07970 059561

## Asking price of £399,950 Folkestone Road, Dover, CT17



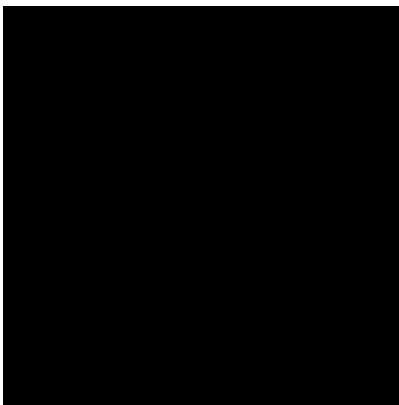
- Attractive Family Home
- Arranged Over Three Floors
- Four Bedrooms
- Two Reception Rooms
- Country Style Kitchen/Breakfast Room
- Separate Utility Area
- Useful Storage Room
- Shower Room/Bathroom on Each Level
- Enclosed Rear Garden

Situated within a popular residential area just 0.3 miles away from Dover Mainline Railway Station, this imposing four-bedroom family home is arranged over three floors. Upon entering the property on the ground floor, you are greeted by a welcoming entrance hallway leading to the generous living room which is the perfect place to relax and unwind. Adjacent to the living room, there is a double bedroom/additional reception room which could be used as a games room for the children or a work from home office. Additionally, there is a modern, three-piece family bathroom and a rear lobby area with access to the garden. As you follow the staircase to the basement level, there is an open plan living/dining area and a stylish

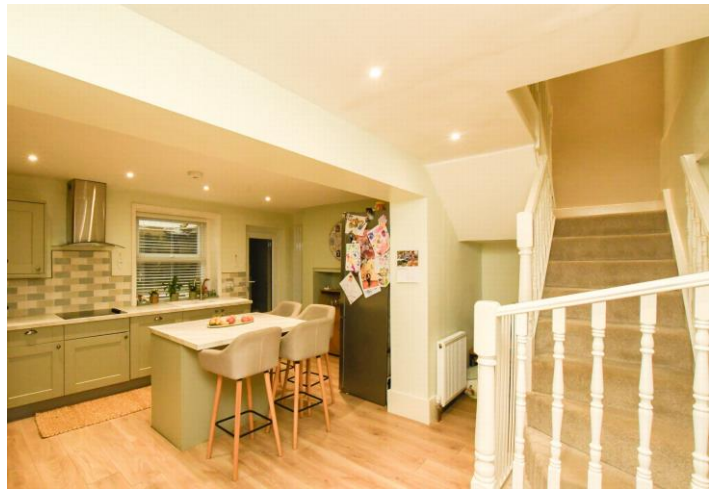
kitchen/breakfast room, which makes the perfect space for hosting, with an extensive range of fitted wall & base units, integrated appliances and a centre breakfast bar island. Furthermore, there is a handy store room and a separate utility area which leads onto the useful shower room. If you make your way to the first floor, there are three well proportioned bedrooms; the second bedroom boasts a stylish en suite shower room. Externally, there is a delightful, enclosed rear garden which is ideal for the children to play in the warmer months. To the front of the property, there is a large driveway providing ample off-road parking.

Located a short walk of the centre of Dover with its range of amenities including shopping, educational and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park. The property is on a main bus route which provides services to Folkestone & beyond and there are several primary and secondary schools dotted around the town including the nearby Vale View Community, St Martins & Priory Fields which are all part of the Whinless Down Academy Trust and Astor Secondary and the prestigious Dover Boys Grammar & Dover Girls Grammar. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory Mainline Railway Station offers excellent connections to Canterbury, Thanet and a fast speed connection to the Capital.

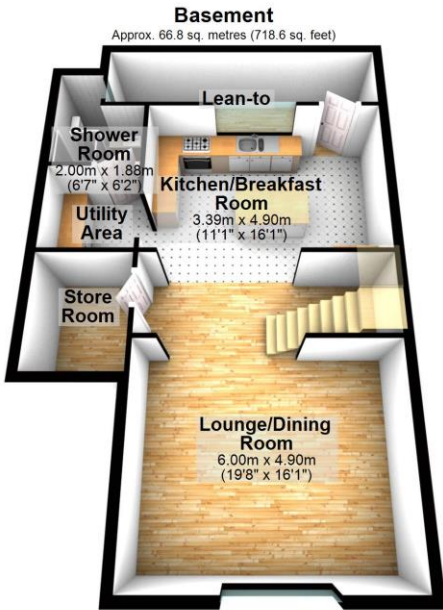
# Folkestone Road, Dover, CT17











Total area: approx. 189.7 sq. metres (2042.4 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Plan produced using PlanUp.

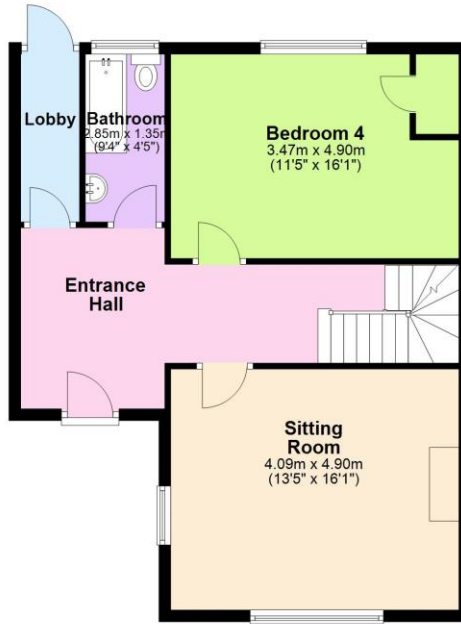
### Basement

Approx. 66.8 sq. metres (718.6 sq. feet)



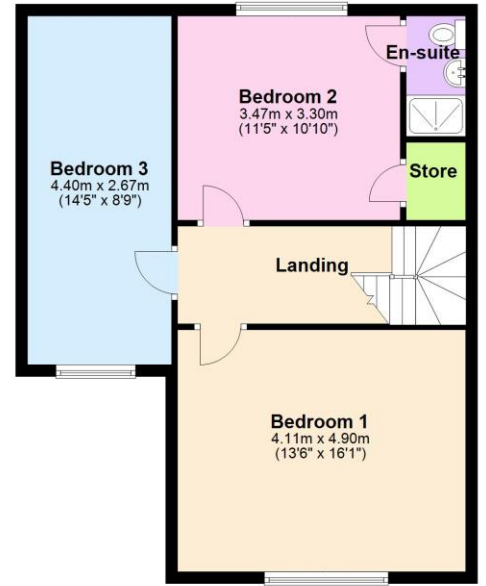
### Ground Floor

Approx. 61.6 sq. metres (663.3 sq. feet)



### First Floor

Approx. 61.4 sq. metres (660.5 sq. feet)

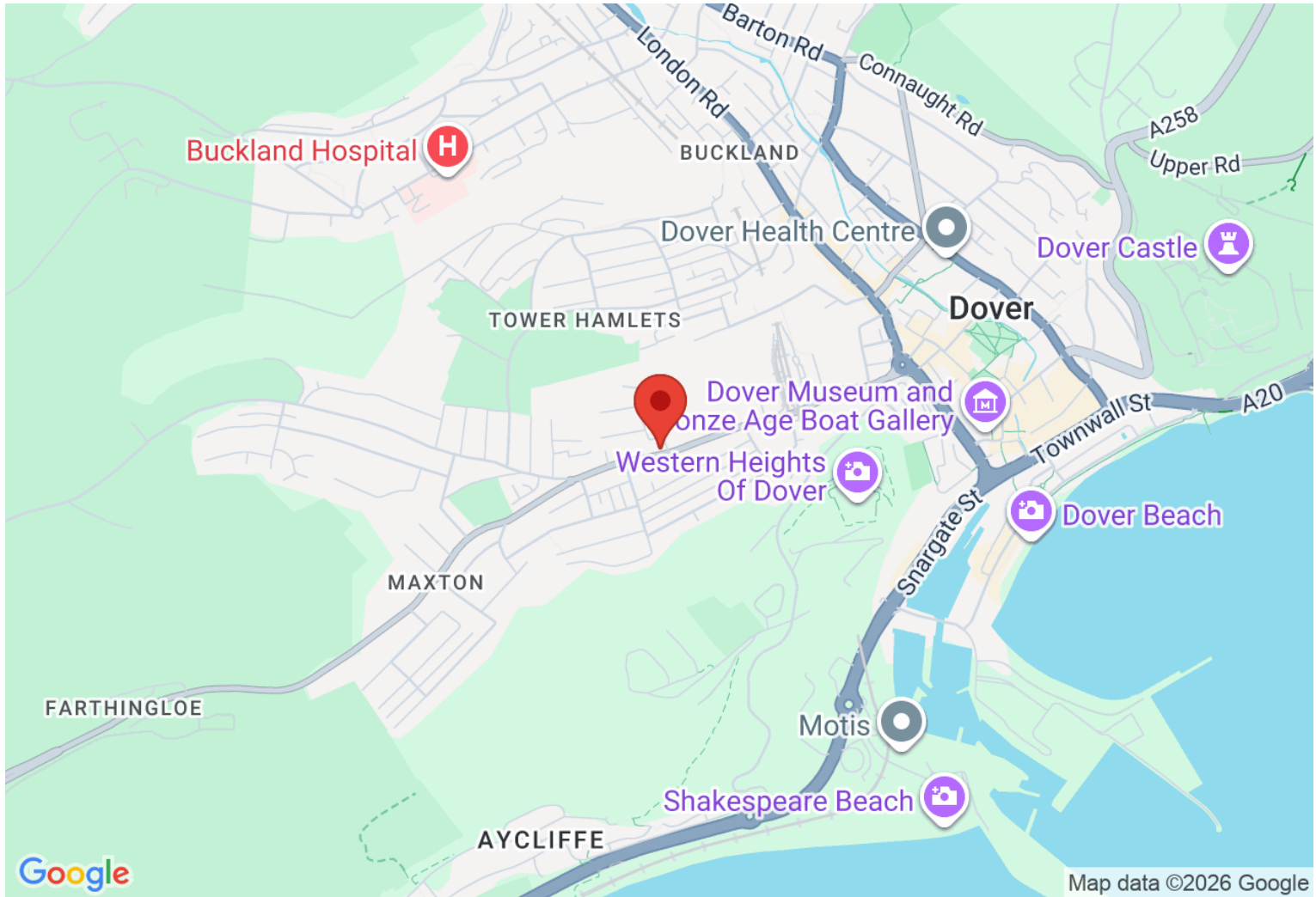


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Plan produced using PlanUp.

## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS THOMAS AND PARTNERS

10 Victoria Rd, Deal, Kent, CT14 7AP T: 01304 365454 E: enquiries@tapestates.com W: www.tapestates.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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