



George Close, Capel-Le-Ferne, Folkestone, CT18 7UB
Offers In Excess Of £550,000



DETACHED FOUR DOUBLED BEDROOM FAMILY HOME WITH TWO ENSUITES SITUATED IN AN ENVIABLE POSITION JUST MOMENTS FROM RENOWNED CLIFF TOP WALKS

Designed with modern family life in mind, the accommodation is both practical and versatile. The ground floor comprises an entrance hallway with a useful cloakroom, whilst the fitted kitchen is finished with quartz work surfaces and a range of integrated Neff appliances. Swedecor natural stone floor tiles with underfloor heating throughout the ground floor adds a welcome touch of comfort, and the impressive open-plan lounge/dining room extends across the rear of the property, creating an excellent space for both everyday living and entertaining.

The first floor offers three well-proportioned double bedrooms, all benefiting from fitted wardrobes, including a guest bedroom with its own en-suite shower room, and the family bathroom. Occupying the entire second floor, the principal bedroom provides a peaceful retreat, complete with fitted wardrobes and a spacious en-suite bathroom.

Outside, the current owners have thoughtfully landscaped the rear garden to create an attractive, low-maintenance space. A generous decked seating area provides the perfect place to relax or entertain, with space for a hot tub, whilst artificial lawns offer year-round enjoyment with minimal upkeep. To the front, the property benefits from off-road parking for two vehicles in addition to the garage, with further visitor parking available within the development.

One of the development's most appealing features is the beautifully maturing meadow, providing an attractive green space to enjoy throughout the year. Beyond this, the dramatic White Cliffs coastline and picturesque cliff top walks are just a short stroll away, making it easy to appreciate everything this part of the Kent coastline has to offer.



LOCATION

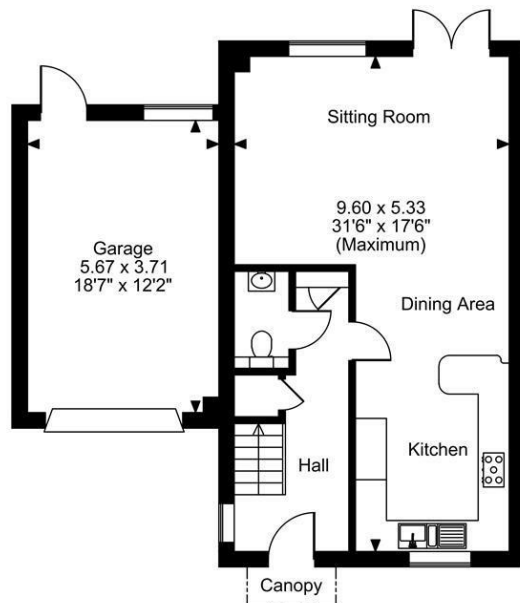
Capel-le-Ferne is a well-regarded village positioned between Folkestone and Dover, offering a primary school, village shop and everyday amenities, whilst excellent transport links make it an increasingly popular choice for commuters. Folkestone Central provides High Speed rail services to London St Pancras in under an hour, with convenient road links via the A20 and M20 also close by.

Energy Efficiency Rating

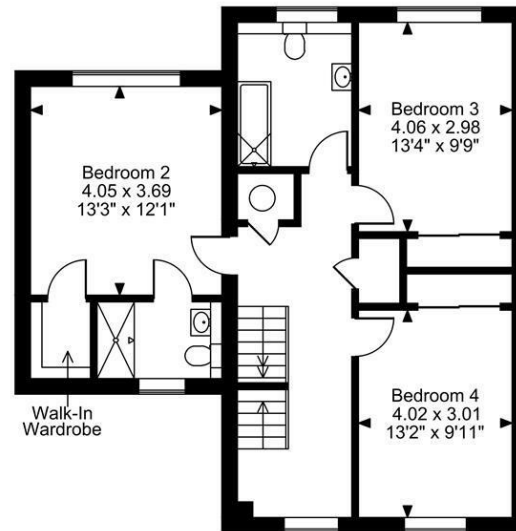
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

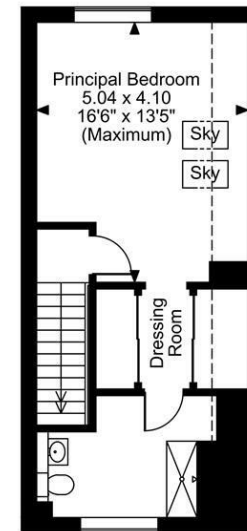
George Close, Capel-le-Ferne, Folkestone
 Approximate Gross Internal Area
 Main House = 1685 Sq Ft/157 Sq M
 Garage = 226 Sq Ft/21 Sq M
 Total = 1911 Sq Ft/178 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8697630/SAP

