



24 Valebrook Close, Folkestone, Kent. CT20 3JN

Guide Price **£440,000**



- Semi-detached family home
- Four bedrooms
- Cul-de-sac location
- Integrated garage
- Newly decked garden area

C.R. CHILD
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Situated in a cul de sac location with pleasant views over the valley, a short drop down the hill by car is the seafront and historic Royal military canal, both offering pleasant walks and recreational facilities, countryside walks are also close to hand. Folkestone town centre is also only a ten minute drive and offers a good selection of shopping facilities and amenities, Folkestone also offering both secondary schooling and both boys and girls grammar schools, primary schooling is only a five minute walk. High speed rail services are also available in Folkestone giving fast access to St Pancras London in just over fifty minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. The Cinque Port town of Hythe is also only a ten minute drive, offering a good selection of independent shops, together with a Waitrose store.

A four bedroom semi detached family home, offering upside down living, the first floor having a living room, kitchen/breakfast room, shower room and bedroom. The ground floor offering; a further three bedrooms and cloakroom, the Electrics were upgraded two years ago, the property also has an integrated garage with newly installed garage door. To the rear of the property in a newly decked sun terrace having a useful covered area under. An early internal viewing is highly recommended

COVERED ENTRANCE CANOPY with quarry tiled floor

RECEPTION HALL with UPVC double glazed front door and window to side, radiator, built in cupboard under stairs

CLOAKROOM with low level white WC and wash hand basin with tiled splashback, extractor fan

BEDROOM (12' 04" x 9' 02" Max) or (3.76m x 2.79m Max)with contemporary built in wardrobe cupboards with hanging rails and shelving, three wall light points, radiator, UPVC double glazed window

BEDROOM (12' 07" x 7' 04") or (3.84m x 2.24m)with UPVC double glazed window to front, radiator, built in double wardrobe cupboards with hanging and shelving and further storage over, built in linen cupboard, with further storage over

BEDROOM (11' 03" x 8' 07") or (3.43m x 2.62m)with radiator, UPVC double glazed window

STAIRCASE to

FIRST FLOOR with galleried landing area with balustrade, hatch with drop down loft ladder, Hive heating thermostat

LIVING ROOM (17' 08" x 13' 08" Max) or (5.38m x 4.17m Max)narrowing to 108 (3.25m) UPVC double glazed window with open aspect of the valley, radiator, fire surround with inset coal effect electric fire

BEDROOM 4/STUDY (10' 04" x 8' 06"Max Max) or (3.15m x 2.59m Max)with range of built in cupboards having hanging shelving and airing cupboard with further storage over, radiator, UPVC double glazed window with view of valley

OPEN PLAN KITCHEN/DINING AREA (22' 08" x 8' 09") or (6.91m x 2.67m)

KITCHEN AREA with inset one and half bowl stainless steel sink unit with mixer tap over and double glazed window with open aspect, light wood style cupboards under and range of matching high and low level units with roll top work surfaces, the high level units having under lighting, newly Zanussi ceramic hob with extractor fan and light over, plumbing for dishwasher, space for fridge, integrated electric fan assisted oven and grill, inset for microwave, inset bottle rack, UPVC double glazed door to garden, arch way to:-

DINING AREA with UPVC double glazed window with outlook over decked garden area, radiator

SHOWER ROOM with large shower cubicle, pedestal wash hand basin with mixer tap, low level WC, localised tiling, UPVC double glazed window, chrome heated towel rail

OUTSIDE To the rear of the property is a newly installed decked sun terrace with attractive balustrades and banked shrub bed, steps to further covered garden area and wooden side gate to front, security sensor light and outside light. To the front of the property are two lawned terraced area with shrubs and feature yucca style tree. Brick block driveway

INTEGRATED GARAGE (17' 06" x 8' 04"Max Max) or (5.33m x 2.54m Max)with wall mounted gas fired boiler for central heating and domestic hot water, plumbing for washing machine, gas meter, power and light

Tenure - Freehold

Council tax - Band C

Local Authority - Folkestone & Hythe District Council





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.