



17a Turketel Road Folkestone Kent CT20 2PA  
Guide £895,000

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# 17a Turketel Road

Folkestone Kent CT20 2PA

A four bedroom detached family home in a much sought after location in Folkestone's popular West End.

## Situation

Situated in a highly sought after location, where there are a number of very good schools in the vicinity including Sandgate primary school and the Boys and Girls Grammar schools.

Commuting services are excellent with Folkestone West station only a reasonable level walk away, where High Speed rail services to London St Pancras are available in under an hour.

The M20 motorway provides access to the remainder of Kent and Eurotunnel in Cheriton offers connections to France and the Continent.

## The Property

Built in the 1990's, of generous proportions, the property offers a modern contemporary layout featuring open plan family spaces.

The spacious entrance hall accesses the study play room to the front of the house as well as the generous living room featuring a log burner and doors opening to the garden.

The bespoke kitchen is designed for ease of modern living with a large centre island and a range of modern kitchen units with integral appliances.

There is a ground floor WC and the kitchen connects to a utility room and through to the integral garage.

Rising to the first floor there are four double bedrooms, two bedrooms enjoy the luxury of their

own en-suite facilities, and there is a modern family bathroom too.

## Outside

The property is approached by a driveway with parking for several cars and a single garage.

The enclosed east facing rear garden provides a tranquil setting of lawn and mature shrubs, as well as an enclosed patio area for entertaining.

## Services

We understand all main services are available.

## Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

## Tenure

Freehold

## Current Council Tax Band: G

## EPC Rating: D

## Agents Note

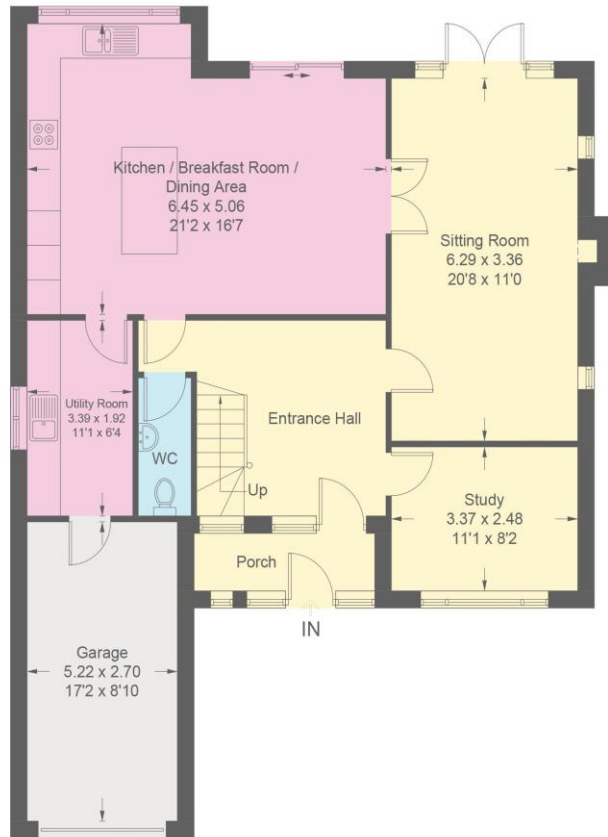
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.





To view this property call Colebrook Sturrock on **01303 260666**

# 17A Turketel Road, Folkestone



Ground Floor - 102.5 sq m / 1103 sq ft

Approximate Gross Internal Area = 184.9 sq m / 1990 sq ft  
(Including Garage)



First Floor - 82.4 sq m / 887 sq ft



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. (ID945871)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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