



6 Ilex Road, Folkestone, CT19 4QA
OIEO £385,000

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6 Ilex Road, Folkestone

A beautifully presented, deceptively spacious three bedroom family home with two reception rooms, large contemporary kitchen/breakfast room, utility room incorporating a shower/wet room with wc and family bathroom situated in a desirable location.

Situation

This lovely property is ideally positioned in the popular location of Ilex Road being close to all shops, recreational and educational facilities including doctor surgery, dentist, supermarkets and schools to name but a few. Folkestone offers a wide range of shopping, recreational and educational facilities together with the famous Leas Promenade with access down to the sea front within just a few minutes walk. Also in a short driving distance of the property is access to the M20 motorway together with the main line train services to London. Indeed, the long awaited high speed link is now fully operational reducing the travel time from Folkestone to London St. Pancras via Ashford in some 57 minutes.

The Property

This is an exceptionally light and spacious traditionally built, attractively presented home which is considered to be excellently appointed and has been beautifully maintained. Decorated in light modern colours all the rooms are of a generous size in particular the large kitchen/breakfast room which is contemporary in design and has underfloor heating with bi-folding doors opening out to the spacious rear garden. To the front of the property is a large entrance hall with double aspect sitting room, large dining room having patio doors opening out onto the terrace, downstairs wc incorporating shower/wet room with separate utility. On the first floor there are three good size bedrooms with lovely family bathroom and separate wc. The property benefits from full gas fired central heating, underfloor heating to the kitchen/breakfast room, upvc double glazing and many ornate original features to include solid wood internal doors and open fireplace with log burner to the sitting room. Properties of this calibre are rarely available and an early viewing is highly recommended.

Outside

The south east facing rear gardens are a superb feature to this spacious family home, fully enclosed and being mainly laid to neat manicured lawn with established pretty border planting and generous paved patio adjacent to the property with attractive timber pergola perfect for entertaining. Access to the front via a high timber gate. The front is considered low maintenance with generous block pava driveway parking for several vehicles.

Services

All main services are understood to be connected to the property.

Local Authority

Folkestone & Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Current Council Tax Band: D

EPC Rating: C

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor
555 sq.ft. (51.6 sq.m.) approx.

1st Floor
452 sq.ft. (41.9 sq.m.) approx.



Entrance Hall

Dining Room

13' 11" x 11' 11" (4.24m x 3.63m)

Kitchen/Breakfast Room

14' 8" x 11' 9" (4.47m x 3.58m)

Utility Room/Wet Room/WC

Sitting Room

11' 11" x 10' 11" (3.63m x 3.32m)

Bedroom One

11' 10" x 10' 11" (3.60m x 3.32m)

Separate WC

Bedroom Two

13' 11" x 11' 11" (4.24m x 3.63m)

Family Bathroom

Bedroom Three

10' 5" x 7' 4" (3.17m x 2.23m)

TOTAL FLOOR AREA : 1007 sq.ft. (93.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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