



**9 CORONE CLOSE,
FOLKESTONE**

£625,000 Freehold

A substantial detached neo-Georgian family home situated on a peaceful cul-de-sac, in a much sought after, convenient location, a short walk from Folkestone West. Sitting room open plan to dining room, kitchen/breakfast room, utility, 5 bedrooms (1 en-suite). Double garage, parking, west facing garden. EPC F.



9 Corone Close Folkestone CT19 5LJ

**Entrance Hall, Sitting Room open plan to Dining Room,
Kitchen/Breakfast Room, Utility Room, Cloakroom,
Five Bedrooms (one with En-Suite Shower Room), Bathroom.
Double Garage, Ample Parking, Delightful Gardens**

DESCRIPTION

This substantial double fronted Neo-Georgian detached family home occupies a generous plot within this desirable cul-de-sac which is conveniently situated within a short walk of Folkestone West Station. The property enjoys beautifully appointed accommodation which is of generous proportions throughout. This includes a welcoming entrance hall leading to the dining room which is in turn open plan to the sitting room which is dual aspect, both spaces overlook the garden. The kitchen breakfast room spans the full depth of the property and is smartly fitted with comprehensive cabinetry and quartz worktops. There is also a utility room and cloakroom. On the first floor there are three very comfortable bedrooms and a bathroom, the principal room created from two bedrooms and enjoying an en-suite shower room. There are two further bedrooms on the second floor. Views to the South Downs can be enjoyed from the first and second floors.

The house occupies a wide plot meaning it enjoys a double width driveway before the attached double garage and a further single width driveway to the left of the pretty front garden. There is also ample parking for visitors on the cul-de-sac. To the rear there is a wide, west facing, level garden which backs onto open playing fields and incorporates various seating areas providing the idea environment for alfresco entertaining.

SITUATION

Corone Close is a particularly desirable location, just off Cherry Garden Avenue and within a short walk from Folkestone West Station from where the High Speed Link service to London, St Pancras is available (journey times of around 53 minutes). The M20 (Junction 13), the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach, being less than a mile, 2 and 9 miles away respectively.

The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is also only a short walk away from where paths lead down to the long stretches of shingle beach, coastal park and the recently revitalised Harbour Arm with champagne bar, live music etc. There are a number of outstanding schools in the vicinity, including boys and girls grammar schools. A ten minute walk from a regional centre of excellence for hockey and cricket, with a new athletics facility scheduled to be completed later this year. A wide range of sporting clubs can be found in the area, including watersports.

The chic coastal village of Sandgate is approximately 2 mile distant with its variety of cafes, bars and restaurants and the Cinque Ports Town of Hythe, approximately 4 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi) and various boutique shops and restaurants (All times and distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect composite door with obscured double glazed windows, parquet flooring, staircase to 1st floor with attractive wrought iron balustrade, obscured glazed door to living space, doors to:-

CLOAKROOM

Close coupled WC, wash basin with vanity cupboard below, parquet flooring, obscured double glazed window to front.

DINING ROOM

Attractive bow bay double glazed window with floor-to-ceiling windows overlooking the rear garden and the adjoining fields, moulded cornice, obscure glazed door to kitchen, archway to:

SITTING ROOM

Attractive painted timber fire surround with marble insert and hearth, suspended bow bay double glazed window to front overlooking the garden, double glazed sliding patio doors to rear opening to and overlooking the garden with views over the fields and to the North Kent Downs beyond, moulded cornice, recessed lighting.

KITCHEN/BREAKFAST ROOM

A generous space well fitted with a comprehensive range of base cupboards and drawer units incorporating integrated dishwasher, square edged quartz worktops insert with four burner halogen hob and under mounted with deep ceramic butler sink with grooved drainer to side and mixer tap, coordinating up stands, tiled splashback's, range of coordinating wall cupboards incorporating illuminated display cabinets, further bank of coordinating units incorporating integrated oven, integrated microwave, and range of full height storage cupboards, tiled floor, coved ceiling, double glazed window to rear overlooking the garden, double glazed window to the side overlooking the courtyard, bow bay window fitted with folding plantation style shutters to front, door to:-

UTILITY ROOM

Fitted with a range of base cupboard and drawer units incorporating integrated washing machine, wine racks, square edged worktop inset with sink and drainer unit with mixer tap, tiled splashback's, coordinating units incorporating integrated fridge and freezer together with pull-out larder cupboard, obscure double glazed door to courtyard, double glazed window to rear.

FIRST FLOOR LANDING

Staircase continuing to 2nd floor with under stairs cupboard beneath, built-in storage cupboard, doors to:-

BEDROOM 1

A generous space created from two bedrooms, range of built-in wardrobe cupboards with coordinating drawers, double glazed window to front, double glazed window to rear overlooking the garden, adjoining fields and views to the Downs beyond, door to:-

EN-SUITE SHOWER ROOM

Fitted with a contemporary suite comprising walk-in shower enclosure fitted with thermostatic control shower, low-level WC, pedestal wash basin with illuminated mirror above, tiled floor, recessed lighting, extractor fan.

BEDROOM 2

Double glazed window to rear.

BEDROOM 3

Built-in wardrobe cupboards, double glazed window to front.

BATHROOM

Fitted with a contemporary suite comprising panelled bath with mixer tap, handheld shower attachment and glazed shower screen, close coupled WC, wall hung wash basin with vanity drawer below, mixer tap and illuminated mirror above, tiled floor, recess lighting, obscure double glazed window to rear, wall mounted heated ladder rack towel rail.



SECOND FLOOR LANDING

Access to deep walk-in storage cupboard and

BEDROOM 4

Access to eaves storage, double glazed window to side.

BEDROOM 5

Double glazed window to side and drive views to the downs, access to eaves storage.

Front garden

The garden to the front of the property is laid to lawn with a shallow border planted with topiary box and seasonal plants. There is a young weeping willow together with a weeping flowering cherry. To the side of the house there is a single width driveway and the opposite side a double width driveway giving access to the:-

DOUBLE GARAGE

Electronically operated up and over door to front, power and light, double glazed window and personal door to rear.

Rear garden

Directly to the rear of the house is a generous paved terrace extending to the remainder of the garden which is laid extensively to lawn and enclosed by timber panelled fencing. There is a further elevated paved terrace beyond which is a decked terrace backed by a timber framed summerhouse.

EPC Rating F

COUNCIL TAX

Band F approx. £3382.35 (2024/25)
Folkestone & Hythe District Council.

VIEWING

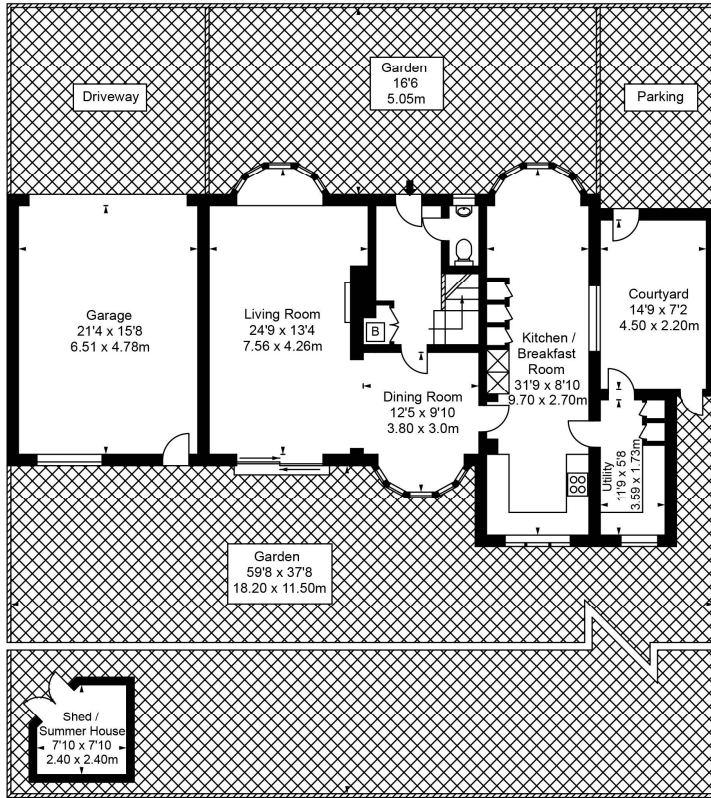
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.



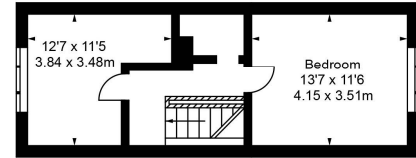


Corone Close,
Folkestone, CT19 5LJ

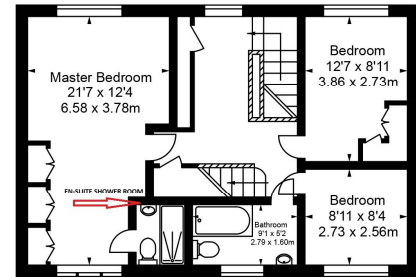


Ground Floor

Approximate Gross Internal Area :-
 Ground Floor :- 134.21 sq m / 1444 sq ft
 First Floor :- 66.99 sq m / 721 sq ft
 Second Floor :- 35.42 sq m / 381 sq ft
 Shed / Summer House :- 5.09 sq m / 55 sq ft
 Total :- 241.71 sq m / 2601 sq ft



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 floor plan by: www.creativeplanetk.com