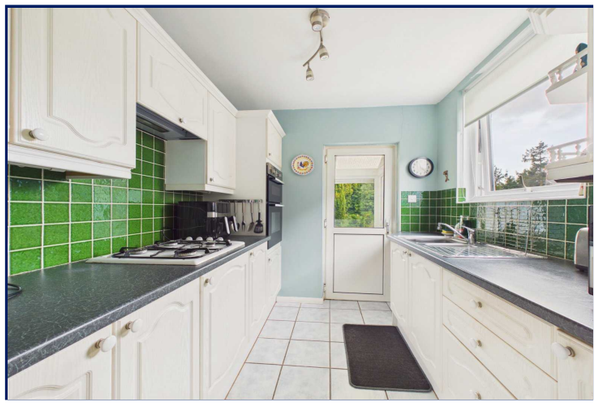
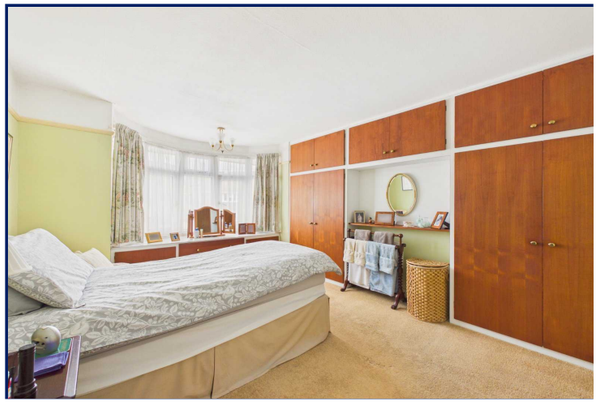
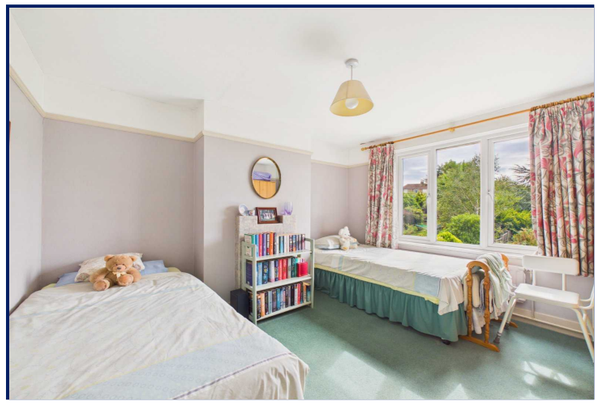






Dolphins Road,
Folkestone

Asking Price: £385,000
Freehold

Reeds Rains

reedsrains.co.uk

151 Dolphins Road, Folkestone, CT19 5QA

Asking Price: £385,000

Council Tax Band: D
EPC Rating: D

Reeds Rains are delighted to bring to the market this spacious three-bedroom semi-detached family home, ideally situated in the sought-after Dolphins Road area of Folkestone. Conveniently positioned close to local schools, shops and excellent transport links, this property offers a fantastic opportunity for families and buyers looking to create their ideal home.

The property would benefit from some modernisation but offers excellent potential and well-proportioned accommodation throughout. Internally, the property comprises three bedrooms, two reception rooms, a fitted kitchen, a first-floor family bathroom and a separate cloakroom/WC.

Externally, the property boasts a particularly generous private rear garden, predominantly laid to lawn, providing an excellent space for families to enjoy outdoor living, children to play and for entertaining during the warmer months.

To the front, there is a private driveway providing off-road parking and leading to a detached garage, offering useful additional storage and parking facilities.

Overall, this is a superb family home with plenty of potential, offering spacious accommodation, a generous garden and a convenient location close to a range of local amenities and transport links.

Location

Dolphins Road is a popular residential location in Folkestone, ideally positioned for families looking for a well-connected home with a good range of amenities, schools and everyday facilities close by.

The area is well served by a selection of local schools, making it particularly appealing to families with children of different ages. There are also a variety of parks, open spaces and recreational facilities nearby, providing plenty of opportunities for outdoor activities and family days out.

Everyday shopping is conveniently accessible, with local convenience stores, supermarkets and a range of independent shops close at hand. Folkestone also offers an excellent choice of cafés, restaurants and family-friendly amenities, while the town centre and seafront are within easy reach for a wider selection of leisure and entertainment.

For families with busy schedules, the location benefits from good transport links. Folkestone Central railway station is within approximately a mile, offering regular services towards London and other destinations, while local bus routes provide convenient connections around Folkestone and the surrounding area.

The beautiful Kent coast is another major attraction, with Folkestone's beaches, Harbour Arm and coastal walks providing wonderful opportunities to enjoy the outdoors throughout the year. The nearby Kent countryside also offers a wealth of parks, walking routes and places to explore.

Overall, Dolphins Road offers a convenient and family-friendly setting, combining a welcoming residential environment with easy access to schools, shops, transport links, leisure facilities and the many attractions that Folkestone has to offer.

Private Garden

A delightful large private garden to the rear of the house with side access. Large patio area leading up to a mature private garden with borders, mostly laid to lawn.

Agents Note

If an offer is accepted on a property marketed by Reeds Rains, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations and we use a specialist third-party company to carry out these checks. The fee is £30 plus VAT (£36 including VAT) per transaction, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable.

Garage and Driveway

With up and over door, personal door to the rear garden. Off road parking to the front of the garage.

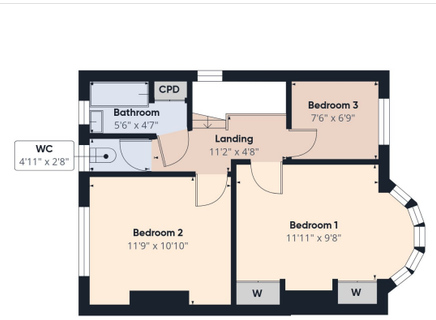
The Reeds Rains branch at 85 Sandgate Road, Folkestone, Kent CT20 2AF is operated by Francis Dumbrell Limited which is independently owned and operated under a Licence from Reeds Rains Limited. Francis Dumbrell Limited is registered in England within Company Number 06222470. Registered Office: 85 Sandgate Road, Folkestone, Kent CT20 2AF

All Measurements
All Measurements are Approximate.

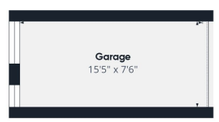
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)
998 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk