



1 Ivy Close, Etchinghill, Folkestone, Kent, CT18 8NH

EPC Rating = C

Guide Price £439,995





A superbly extended three-bedroom semi-detached family home located in a sought-after, quiet cul-de-sac in the heart of the village of Etchinghill. This charming property offers a welcoming entrance hall with a convenient cloak cupboard, a cozy living room featuring an attractive fireplace, and a dining/family room ideal for family dinners and larger gatherings. The open-plan layout seamlessly connects to a spacious kitchen with sliding glazed doors leading to the garden which makes it perfect for entertaining. Additional ground-floor features include a practical utility room and a shower room/WC. Upstairs, the first-floor landing leads to three bedrooms and a modern family shower/bathroom/WC. Outside, the property boasts a well maintained front and rear gardens, with the rear garden offering privacy and delightful woodland views. To the front there is a large Office. The home also includes a detached garage and a driveway providing off-road parking. EPC Rating = C



Guide Price £439,995

Tenure Freehold

Property Type Semi-Detached House

Receptions 2

Bedrooms 3

Bathrooms 2

EPC Rating C

Council Tax Band D

Folkestone And Hythe District Council

Situation

The village of Etchinghill nestles in an Area of Outstanding Natural Beauty with easy access to the North Downs Way and other beautiful walks. It has a semi-rural feel with lush countryside all around, yet is under 4 miles from the coast. At the centre is a pub/restaurant and a short stroll will bring you to Etchinghill Golf Club. A further 3 golf courses are all within 5 miles. A number of clubs and societies make good use of the village hall and there are good bus links to Canterbury and Folkestone. A mile away is Lyminge village offering a Post Office & convenience shop, hairdressers, two Doctors surgeries, chemist and Primary School.

The nearby coastal town of Folkestone has two mainline railway stations with High-Speed services to London in under an hour. The town is home to 'The Creative Quarter', a thriving collection of artists' studios and creative businesses, and the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors.

Just three miles away is the Cinque Port of Hythe which has a bustling centre brimming with independent shops, restaurants and coffee shops where you can sit back and watch the world go by. Set between the beaches and the town is the Royal Military Canal which runs to the historic town of Rye. Most of the popular supermarkets are nearby and Hythe itself offers Waitrose, Sainsbury's and Aldi. The M20 motorway and Eurotunnel are just two miles away.

Ground floor

Entrance hall





Living room

17' 11" x 11' 8" (5.46m x 3.56m)

Dining room

17' 11" x 13' 4" (5.46m x 4.06m)

Kitchen

14' 11" x 11' 0" (4.55m x 3.35m)

Utility room

WC/Shower room

First floor

Landing

Bedroom one

12' 1" x 11' 11" (3.68m x 3.63m)

Bedroom two

15' 2" x 7' 2" (4.62m x 2.18m)

Bedroom three

10' 5" x 9' 10" (3.17m x 3.00m)

Shower/bathroom/WC

Outside

Garage

A detached garage 18' 7" x 8' 11" (5.66m x 2.72m) is approached over a driveway providing off road parking

Delightful front and rear garden with workshop







Approximate Gross Internal Area (Including Low Ceiling) = 115 sq m / 1241 sq ft
 Garage = 15 sq m / 166 sq ft

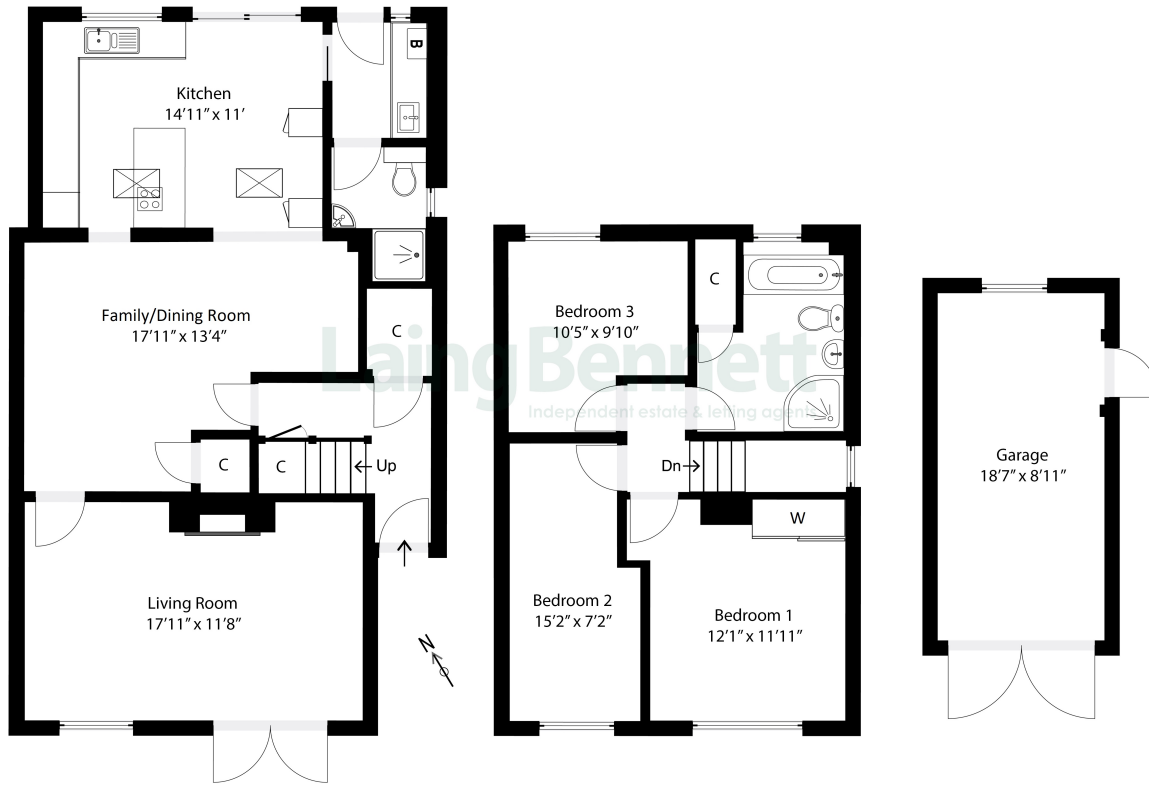


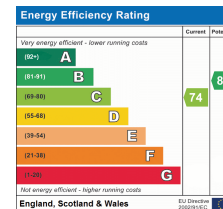
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
 Not to scale. Outbuildings are not shown in actual location.
 © Unauthorised reproduction prohibited



Need to book a viewing?

If you would like to book a viewing please contact our office on 01303 863393 or email sales@laingbennett.co.uk

See all our properties at



www.laingbennett.co.uk

The Estate Office
 8 Station Road
 Lyminge
 Folkestone
 Kent
 CT18 8HP



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.