

11 St Marys Drive, Etchingill, Folkestone, Kent, CT18 8NQ

Guide Price £415,000

EPC RATING: C

Superb
Village
Home

A superbly positioned well presented three bedroom home situated in a desirable cul du sac within the ever popular village of Etchinghill overlooking an attractive green space. Accommodation comprises: Ground floor - Covered entrance, entrance hall with under stairs cupboard, cloakroom/WC, kitchen/breakfast room with a door to a handy utility room, living/dining room with attractive fireplace fitted with a coal effect fire and sliding glazed patio doors to the rear garden. First floor - Landing, main bedroom with built in wardrobe cupboard and door to en suite shower room/WC, family bathroom/WC, bedroom two and three. Outside: Attached garage approached over paved driveway providing off road parking. The front garden is laid to lawn and the rear garden is a particularly attractive feature to the property offering a good degree of seclusion, with a sun terrace, lawn and well stocked colourful border beds. EPC Rating: C



Situation

This property is located in the centre of the village of Etchinghill in a most sought after location overlooking the green. Amenities include a golf course with a private function room bar/restaurant, a great public house, village hall and bus stops with regular services to both Folkestone and Canterbury. The next door village of Lyminge has a primary school, library, post office and general store, two doctors' surgeries, ladies and gents hairdressers, a pub and a Chinese restaurant. The High Speed rail service to London takes just over 50 minutes which is available in the nearby town of Folkestone

The accommodation comprises

Ground floor

Entrance

Kitchen/breakfast room

11' 7" x 9' 5" (3.53m x 2.87m)

Utility room

6' 6" x 4' 8" (1.98m x 1.42m)

Cloak room/WC

Living/Dining room

15' 7" x 11' 9" (4.75m x 3.58m)



First floor

Landing

Bedroom one

13' 6" x 9' 10" (4.11m x 3.00m) with door to:

En suite shower room/WC

Bedroom two

10' 7" x 9' 1" (3.23m x 2.77m)

Bedroom three

9' 5" x 6' 3" (2.87m x 1.91m)

Bathroom/WC

Outside

Garage and drive way parking

20' 4" x 8' 7" (6.20m x 2.62m)

Gardens

The front garden is laid to lawn and the rear garden is a particularly attractive feature to the property offering a good degree of seclusion, with a sun terrace, lawn and well stocked colourful border beds.

Heating

Gas

Council Tax Band

Folkestone And Hythe District Council (Band D)



Approximate Gross Internal Area (Including Low Ceiling) = 81 sq m / 875 sq ft
Garage = 16 sq m / 172 sq ft

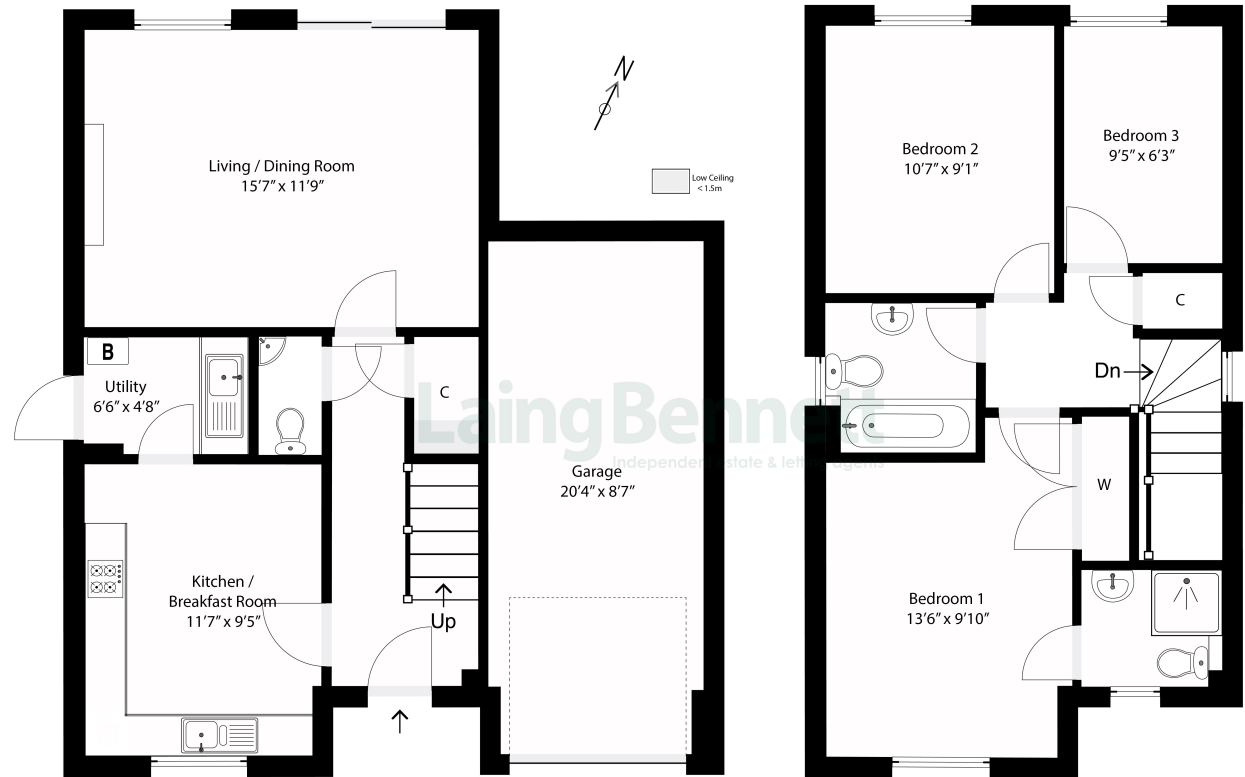


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.



Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

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

www.laingbennett.co.uk



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