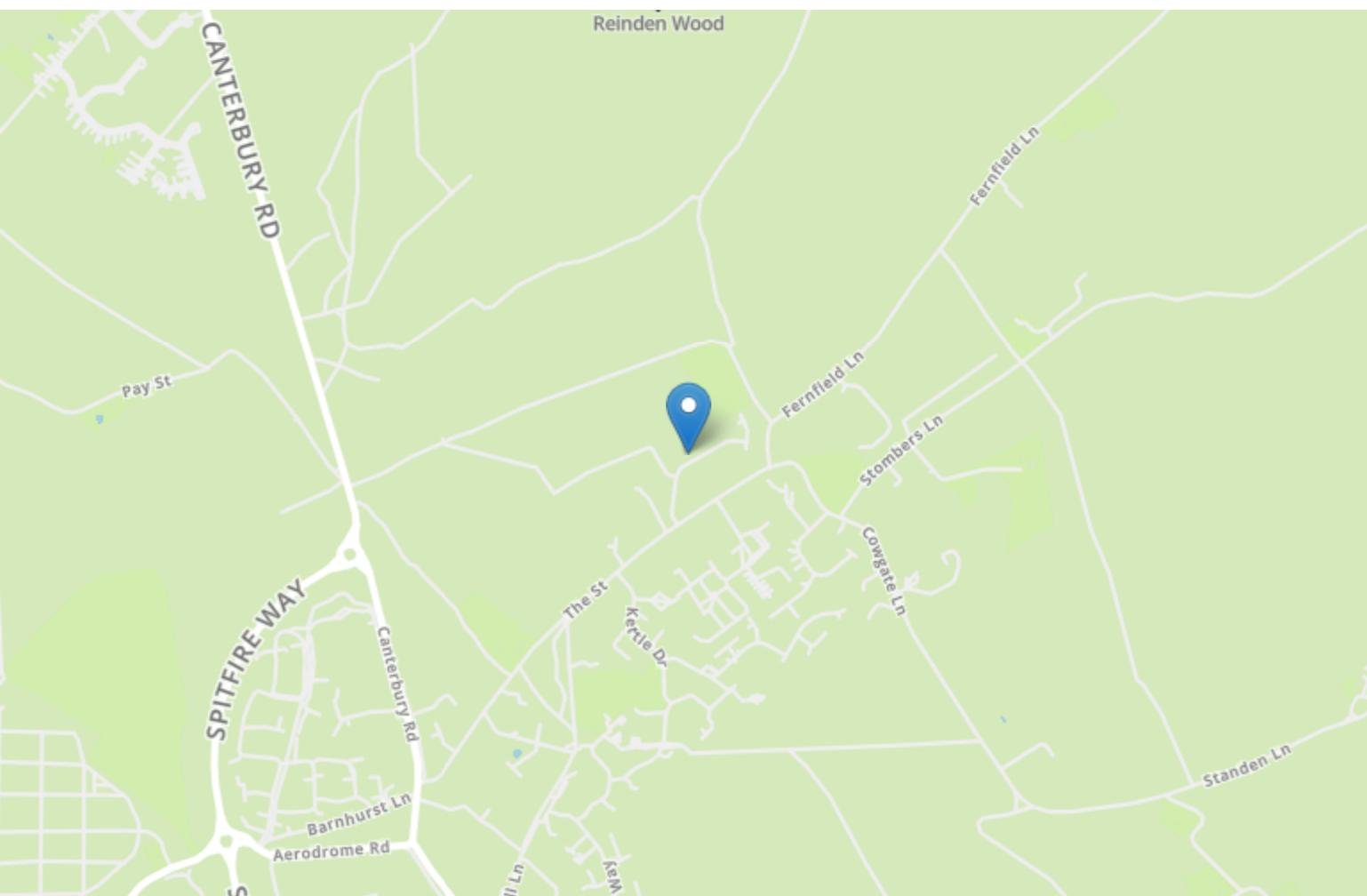


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6 Cricketers Close

HAWKINGE, Folkestone

CT18 7NH

£399,950 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Tucked away within a peaceful cul-de-sac, this exceptional three-bedroom, vastly extended semi-detached residence offers an impressive blend of space, style and versatility, ideal for modern family living and entertaining alike. The property welcomes you into a beautifully proportioned lounge, providing a calm and comfortable retreat, while the heart of the home is the well-appointed kitchen, thoughtfully arranged for everyday living. A second reception room and separate dining room add remarkable flexibility, creating ideal spaces for family gatherings, home working or more formal entertaining. Upstairs, the home offers three well-presented bedrooms, each enjoying excellent natural light, complemented by a stylish family bathroom. One of the property's most outstanding features is the unusually large rear garden, significantly enhanced by additional land purchased by previous owners. This expansive outdoor space provides a rare sense of privacy and potential, perfect for relaxation, entertaining or future landscaping. Enhancing the garden are two substantial brick-built external buildings. One has been transformed into a characterful bar and social space, while the second offers excellent versatility and would suit use as a home office, TV room or studio. Further benefits include a garage, off-road parking, and the enviable setting within a quiet residential location, yet within easy reach of local amenities and transport links. This is a truly distinctive home offering far more than first impressions suggest — early viewing is highly recommended to appreciate the scale, flexibility and lifestyle on offer.



Porch

Entrance Hall

W.C

Lounge

15' 8" x 14' 1" (4.78m x 4.29m)

Kitchen

11' 1" x 9' 3" (3.38m x 2.82m)

Dining Room/Reception Two

15' 0" x 14' 11" (4.57m x 4.55m)

Sun Room/Dining Room

13' 1" x 10' 10" (3.99m x 3.30m)

First Floor Landing

Bedroom One

13' 11" x 9' 1" (4.24m x 2.77m)

Bedroom Two

11' 9" x 8' 6" (3.58m x 2.59m)

Bedroom Three

8' 1" x 6' 10" (2.46m x 2.08m)

Bathroom

8' 5" x 6' 11" (2.57m x 2.11m)

Rear Garden

Garden Bar

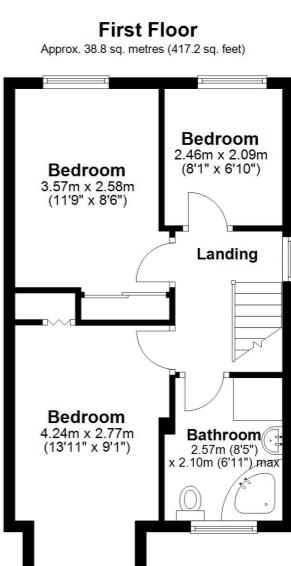
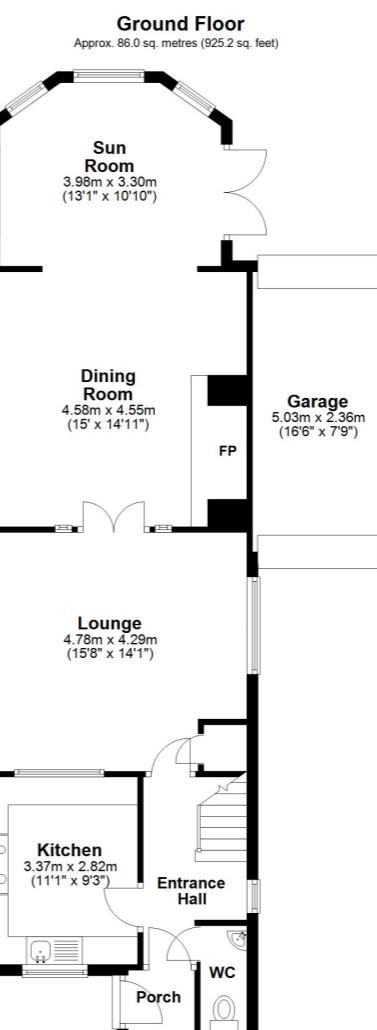
Garden Building Two

Off Road Parking

Garage

16' 6" x 7' 9" (5.03m x 2.36m) With up and over doors at the front and

the rear.



Total area: approx. 124.7 sq. metres (1342.4 sq. feet)

