



14 Woodpecker Way, Hythe, Kent, CT21 4BQ

Guide Price  
£369,950

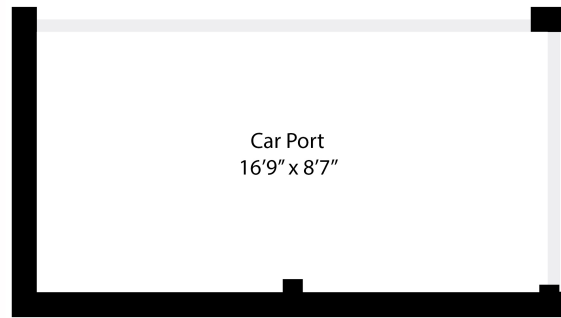
EPC RATING: B

Stunning  
Modern  
Home

A simply stunning three bedroom semi detached property which is presented to perfection with lovely landscaped garden, a car port and two off road parking spaces. The property is located in a favourable quiet location on the 'Martello Lakes' development and enjoys sea views from the first floor front aspect. The property further benefits from seven years remaining on a 10 year NHBC warranty. Accommodation comprises: Ground floor - Covered entrance with composite door leading to spacious entrance hall, cloakroom/WC, Sleek modern kitchen with integrated appliances and shelved under stairs storage cupboard. The kitchen is open plan to the double aspect dining room with UPVC French doors leading to the garden. First floor - Double aspect main bedroom with sea view, fitted wardrobe with mirrored sliding doors, door to stylish en suite shower room/WC, bedroom two, with sea views and built in wardrobe, bedroom three, contemporary modern family bathroom/WC. Outside - The enclosed garden is beautifully landscaped, laid to lawn with Indian sandstone sun terrace, decked terrace with new pergola over and border beds. To the front of the property there is an attractive gravelled frontage with ornamental shrubs. Passing around the side of the property there is off road parking for two cars and a car port. EPC Rating: B



Approximate Gross Internal Area (Including Low Ceiling) = 88 sq m / 949 sq ft  
Car Port = 13 sq m / 143 sq ft



Low Ceiling  
<1.5m

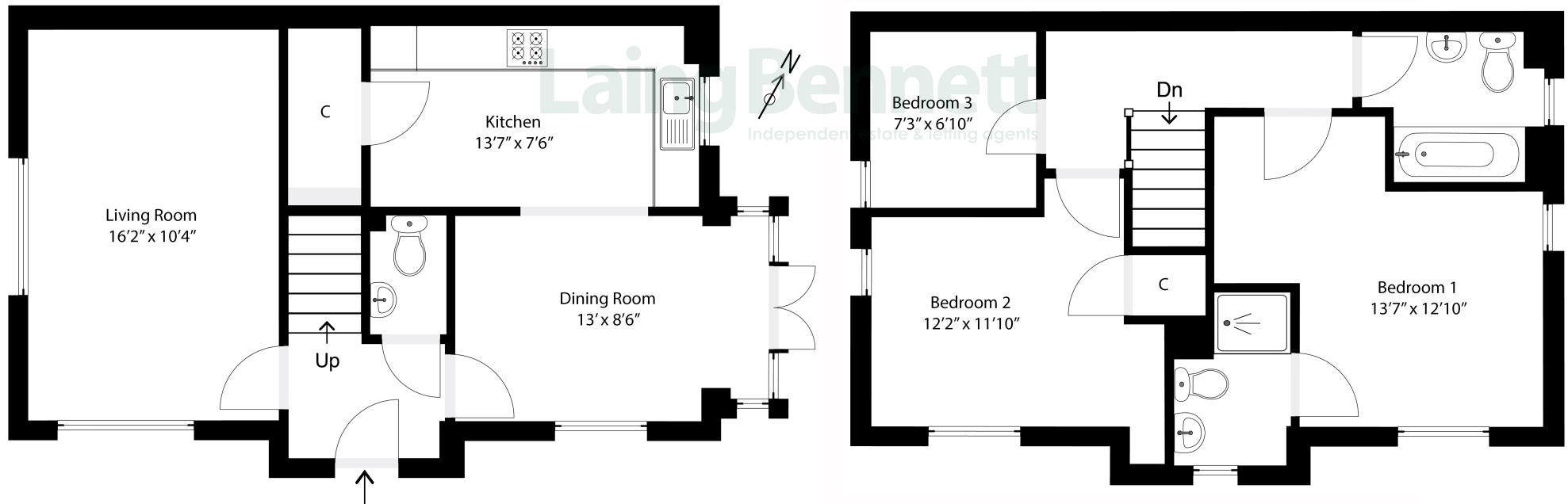


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.

## Situation

The property is situated on the outskirts of Hythe near to the seafront and the Royal Military Canal which has designated cycle paths, bridleways and fishing areas. To the East, the bustling town centre of Hythe is found. Hythe offers amenities including; Waitrose, Sainsbury's and Aldi, a wide variety of independent shops and larger retailers, doctors surgeries and dentists, swimming pool and leisure facilities, sports grounds and clubs and public houses and restaurants. The port town of Folkestone is approximately four miles to the East and is the home of 'The Creative Quarter' which boasts a thriving collection of artists studios and creative businesses, as well as a wide range of amenities such as a shopping centre, supermarkets, independent shops, restaurants and leisure facilities, Folkestone benefits from the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors. There is a mainline railway station at Folkestone (Approx 7.8 miles) with a direct connection to the high-speed service to St Pancras station with an Approx. journey time of 53 minutes. Channel Tunnel terminal is (Approx. 6.5 miles) The M20 connection to the motorway network is (Approx. 3 miles)

## The accommodation comprises

### Ground floor

#### Entrance hall

#### WC

#### Living room

16' 2" x 10' 4" (4.93m x 3.15m)

#### Kitchen

13' 7" x 7' 6" (4.14m x 2.29m)

#### Dining room

13' 0" x 8' 6" (3.96m x 2.59m)

### First floor

#### Landing

#### Bedroom one

13' 7" x 12' 10" (4.14m x 3.91m)

#### Ensuite shower room



### **Bedroom two**

12' 2" x 11' 10" (3.71m x 3.61m)

### **Bedroom three**

7' 3" x 6' 10" (2.21m x 2.08m)

### **Bathroom**

### **Outside**

### **Car port and two off road parking spaces**

16' 9" x 8' 7" (5.11m x 2.62m)

### **Garden**

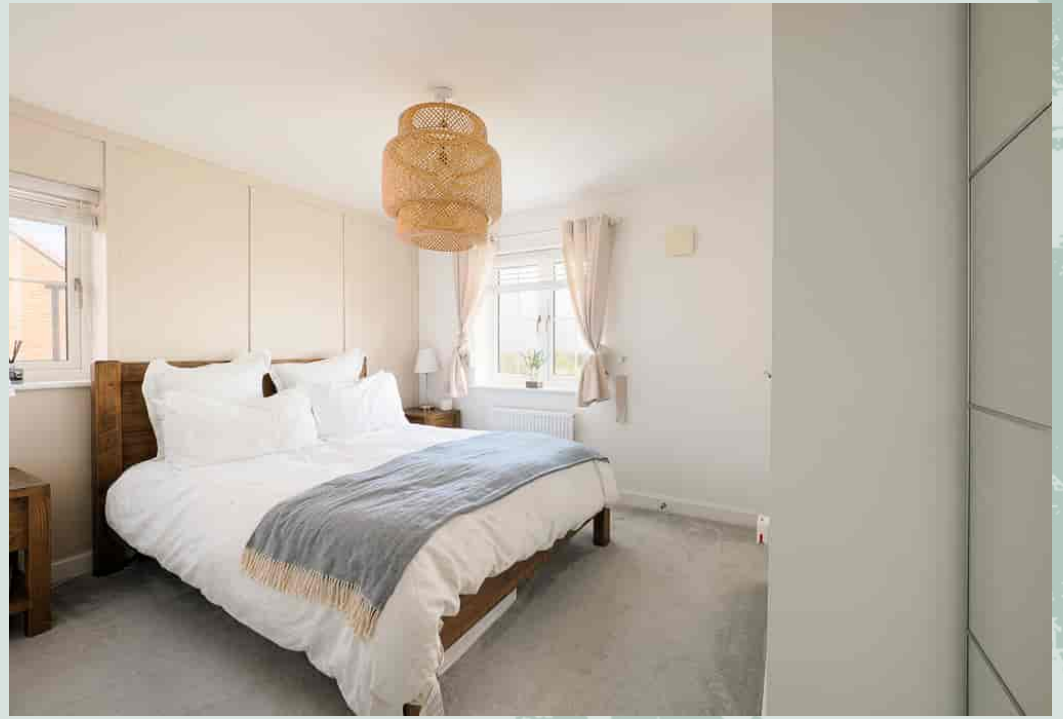
Attractive frontage and well enclosed landscaped garden.

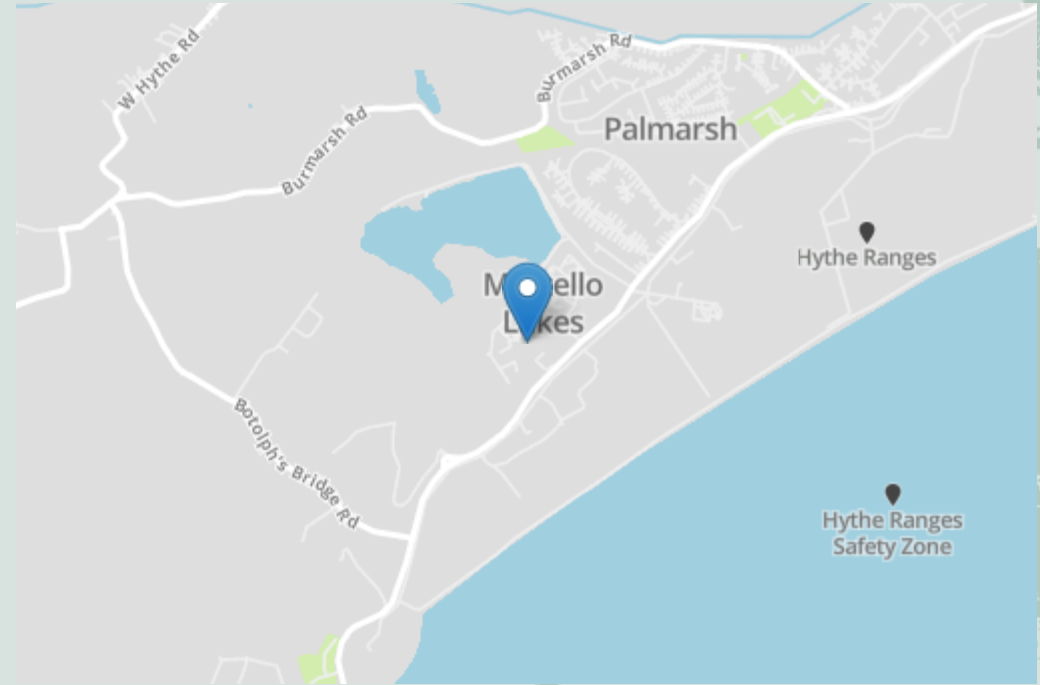
### **Heating**

Gas









## 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](mailto:lyminge@laingbennett.co.uk)

### Directions

For directions to this property please contact us

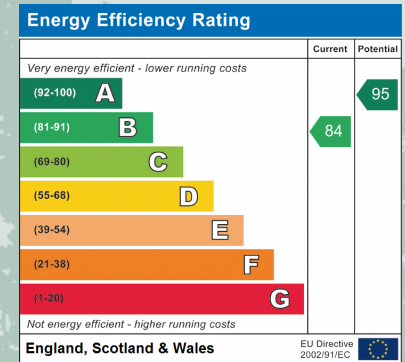
## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

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

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)



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