



34 Folks Wood Way, Lympne, Hythe, Kent, CT21 4EW

EPC Rating = D

Guide Price £499,950





A superb opportunity to purchase a great family home offering well presented and spacious living space, attractive garden, garage store and driveway parking. Accommodation Comprises: Ground floor: Spacious entrance hall, double aspect sitting room, with French doors to the dining room, door to conservatory and well fitted out kitchen with French doors leading to the garden. WC, office, family room with door to garage store. First floor: Landing, bedroom one with en suite shower room/WC, bedroom two with fitted double wardrobe and en suite shower room/WC, bedroom three with built in double wardrobe cupboard, bedroom four, family bathroom/WC. Outside: To the front there is a neatly laid lawn, driveway providing parking and up and over door to the garage store. To the rear of the property there is an attractive garden which has a sun terrace, neatly laid lawn, raised decked area which is ideal for al fresco entertaining. The rear garden is well enclosed and delicately bordered by mature shrubs and trees. EPC Rating: D

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Tenure Freehold

Property Type Detached House

Receptions 3

Bedrooms 4

Bathrooms 3

Parking Driveway & garage

Heating Gas

EPC Rating D

Council Tax Band E

Folkestone And Hythe District Council



Situation

This property is situated on a sought after tranquil cul de sac in the village of Lympe. The village offers amenities including: shop with Post Office, primary school, pub and bus service into Hythe. The coastal town of Hythe offers a variety of high street shops and supermarkets. There are also several sports facilities, clubs, societies and a splendid seafront with many walks. Good access to M20 and Channel Tunnel. At Westenhanger station there is access to the London train services.

The accommodation comprises

First floor

Covered entrance

Entrance hall

WC

Sitting room

18' 9" x 10' 11" (5.71m x 3.33m)

Dining room

10' 5" x 10' 3" (3.17m x 3.12m)

Conservatory

10' 1" x 7' 10" (3.07m x 2.39m)

Kitchen/Breakfast Room

16' 3" x 12' 0" (4.95m x 3.66m)

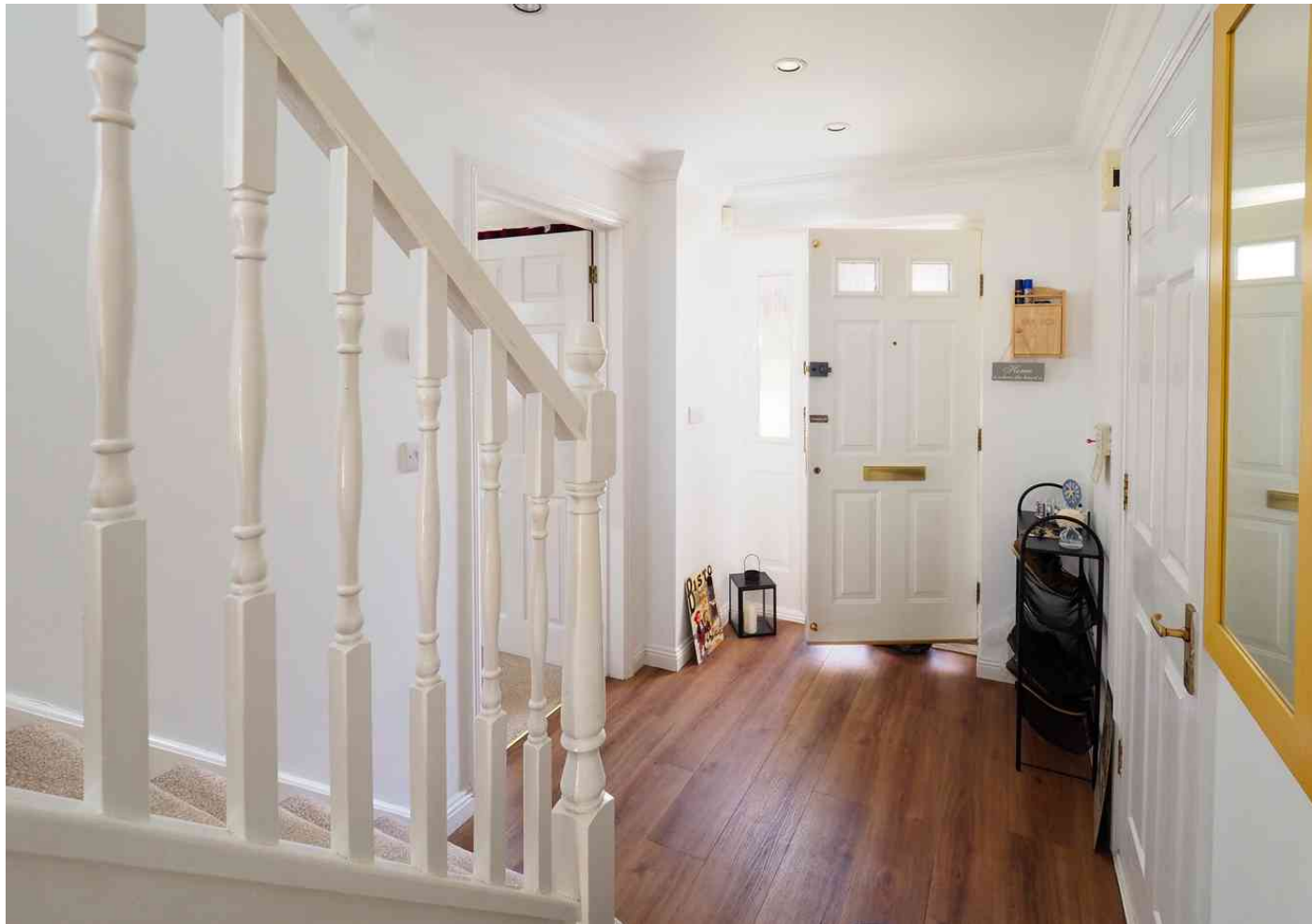
Office

8' 10" x 5' 4" (2.69m x 1.63m)

Family room

13' 1" x 8' 5" (3.99m x 2.57m)





First floor

Landing

Bedroom one

13' 0" x 11' 5" (3.96m x 3.48m)

Ensuite shower room

Bedroom two

12' 8" x 11' 2" (3.86m x 3.40m)

Ensuite shower room

Bedroom three

13' 3" x 8' 6" (4.04m x 2.59m)

Bedroom four

10' 9" x 7' 10" (3.28m x 2.39m)

Bathroom

Outside

Garage/store and driveway

8' 8" x 5' 1" (2.64m x 1.55m)

Garden, garage store and driveway

To the front there is a neatly laid lawn, driveway providing parking and up and over door to the garage store. To the rear of the property there is an attractive garden which has a sun terrace, neatly laid lawn, raised decked area which is ideal for al fresco entertaining. The rear garden is well enclosed and delicately bordered by mature shrubs and trees







Approximate Gross Internal Area = 144 sq m / 1550 sq ft
 Garage = 4 sq m / 43 sq ft

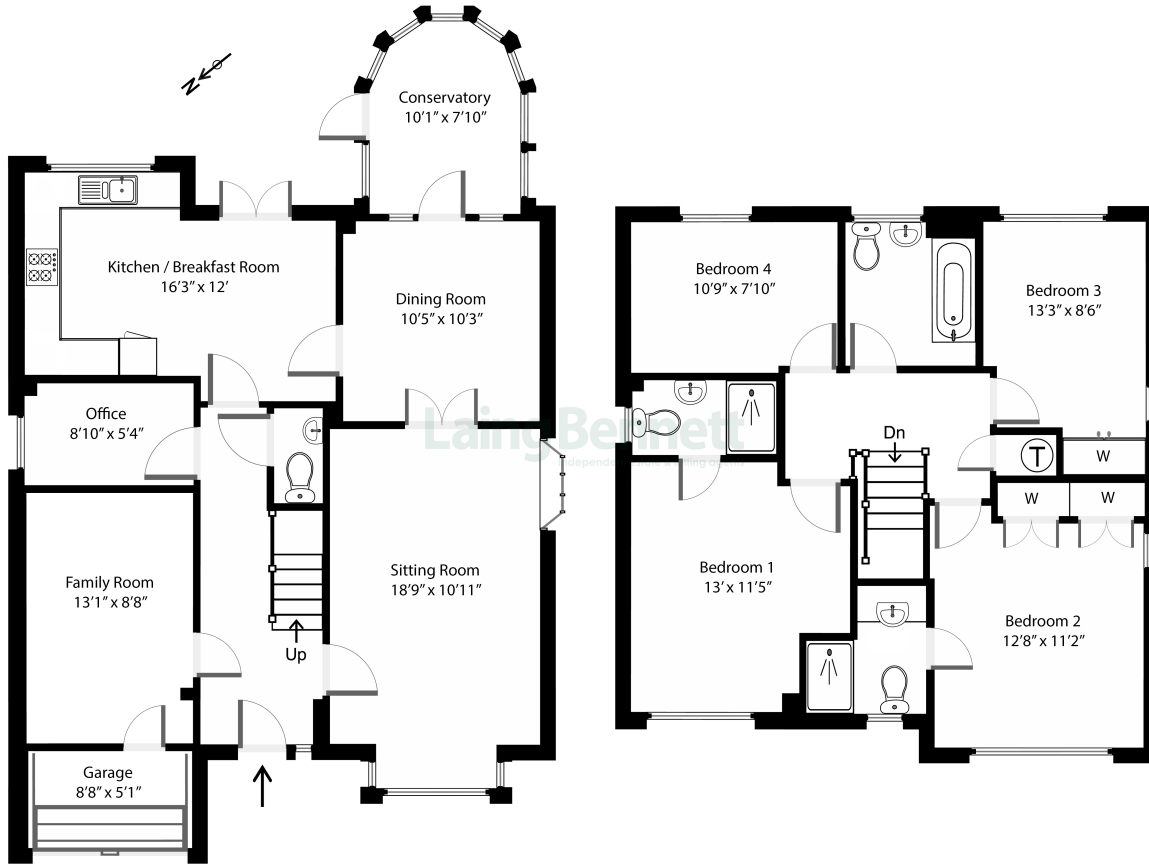
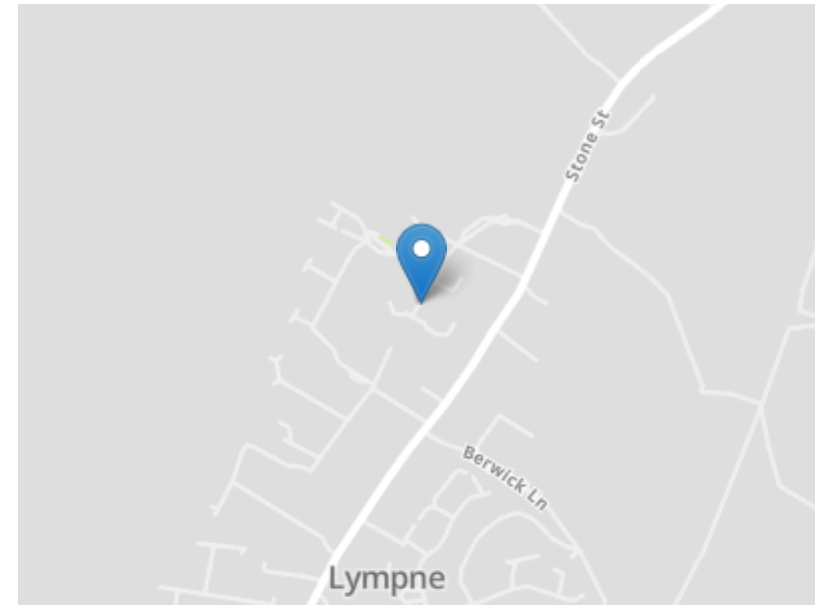


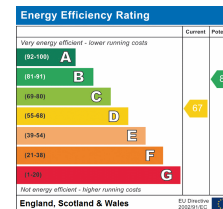
Illustration for identification purposes only. Measurements are approximate.
 Not to scale. Outbuildings are not shown in actual location.



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