







This attractive semi-detached four bedroom home enjoys a prime position on a peaceful and sought-after cul-de-sac. Beautifully presented in a contemporary style, the property offers spacious, light-filled accommodation throughout. The welcoming entrance hall leads to a convenient cloakroom and a generous sitting room, where a large bay window floods the space with natural light. Glazed double doors open into the dining room, which in turn features French doors leading out to the garden, ideal for seamless indoor and outdoor living. Adjacent to the dining area is a versatile dual-aspect study/family room and a modern kitchen. Upstairs, the first floor comprises three well-proportioned double bedrooms, a comfortable single bedroom, and a stylish family bathroom. Outside, the charming rear garden enjoys a sunny westerly aspect, providing an ideal setting for alfresco dining and entertaining. A driveway at the end of the garden offers off-street parking and access to a detached garage. EPC RATING = C

Guide Price £350,000

Tenure Freehold

Property Type Semi-Detached House

Receptions 3

Bedrooms 4

Bathrooms 1

Parking Garage and driveway

Heating Gas

EPC Rating C

Council Tax Band D

Folkestone And Hythe District Council



Situation

The property is located in the thriving town of Hawkinge, which has grown significantly in recent years and now offers a wide range of amenities. These include a supermarket, a mini-supermarket, a doctor's surgery, a primary school, pubs, takeaway outlets, a community centre, and various other shops.

This sought-after location provides easy access to the stunning Kent coastline, making it an excellent base for exploring the area's beautiful scenery. There are numerous walkings, cycle routes, and bridle paths for outdoor enthusiasts.

Hawkinge benefits from excellent transport links, with regular bus services to Canterbury and Folkestone. From Folkestone Central Station, high-speed train services provide fast connections to London. The town also offers convenient access to the M20, the Channel Tunnel, and the Port of Dover, making travel to the continent quick and easy.

The accommodation comprises

Entrance hall

Cloakroom/WC

Living room

17' 1" x 12' 6" (5.21m x 3.81m)

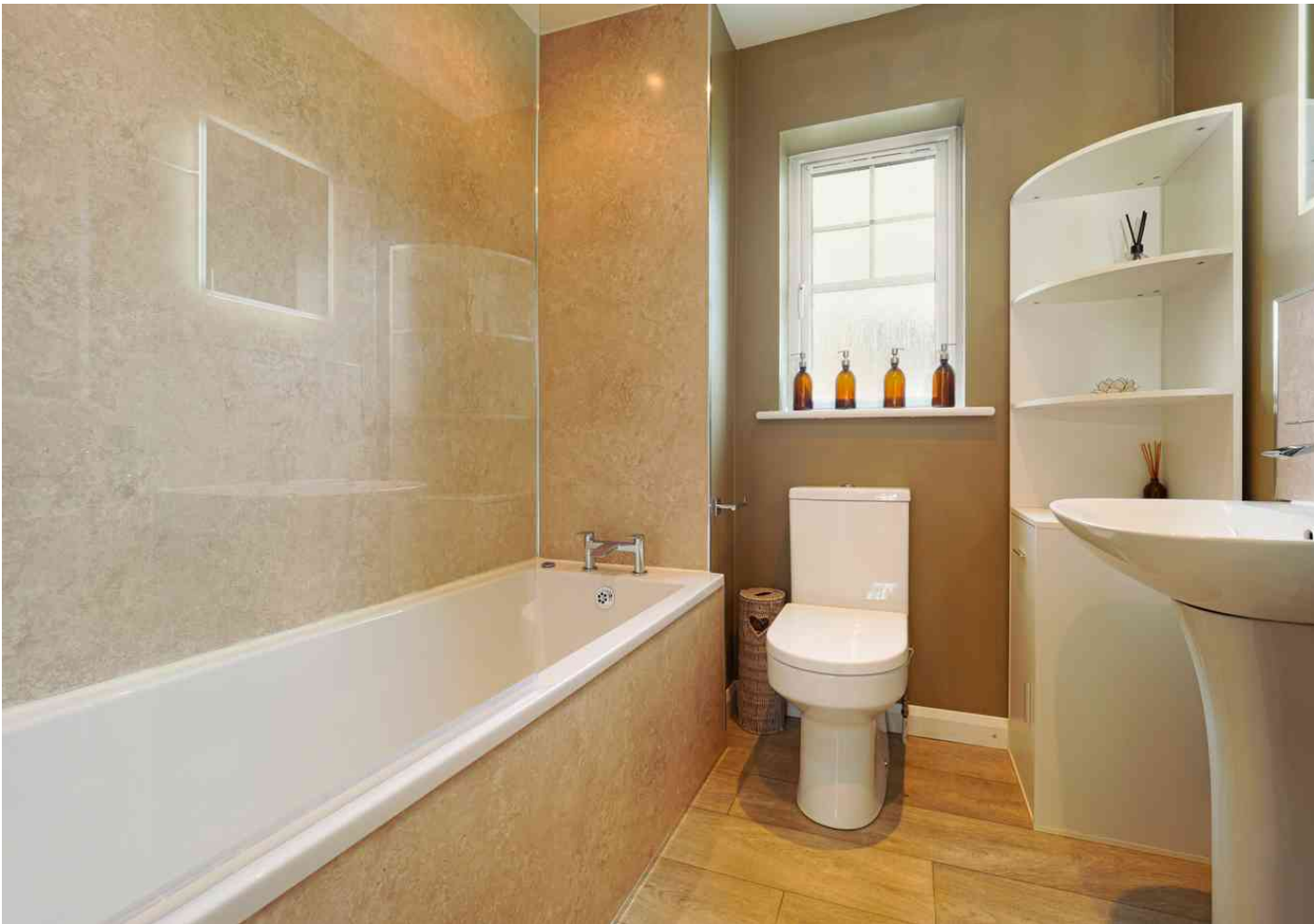
Dining room

10' 8" x 7' 10" (3.25m x 2.39m)

Study/family room

11' 3" x 7' 6" (3.43m x 2.29m)





Kitchen

10' 9" x 7' 5" (3.28m x 2.26m)

First floor

Landing

Bedroom one

11' 0" x 9' 1" (3.35m x 2.77m)

Bedroom two

11' 11" x 9' 7" (3.63m x 2.92m)

Bedroom three

11' 3" x 7' 7" (3.43m x 2.31m)

Bedroom four

8' 10" x 7' 4" (2.69m x 2.24m)

Bathroom/WC

Outside

Garage and driveway

16' 8" x 9' 8" (5.08m x 2.95m)

Attractive rear garden







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Approximate Gross Internal Area (Excluding Garage) = 98sq m / 1052 sq ft
Garage = 15 sq m / 160 sq ft

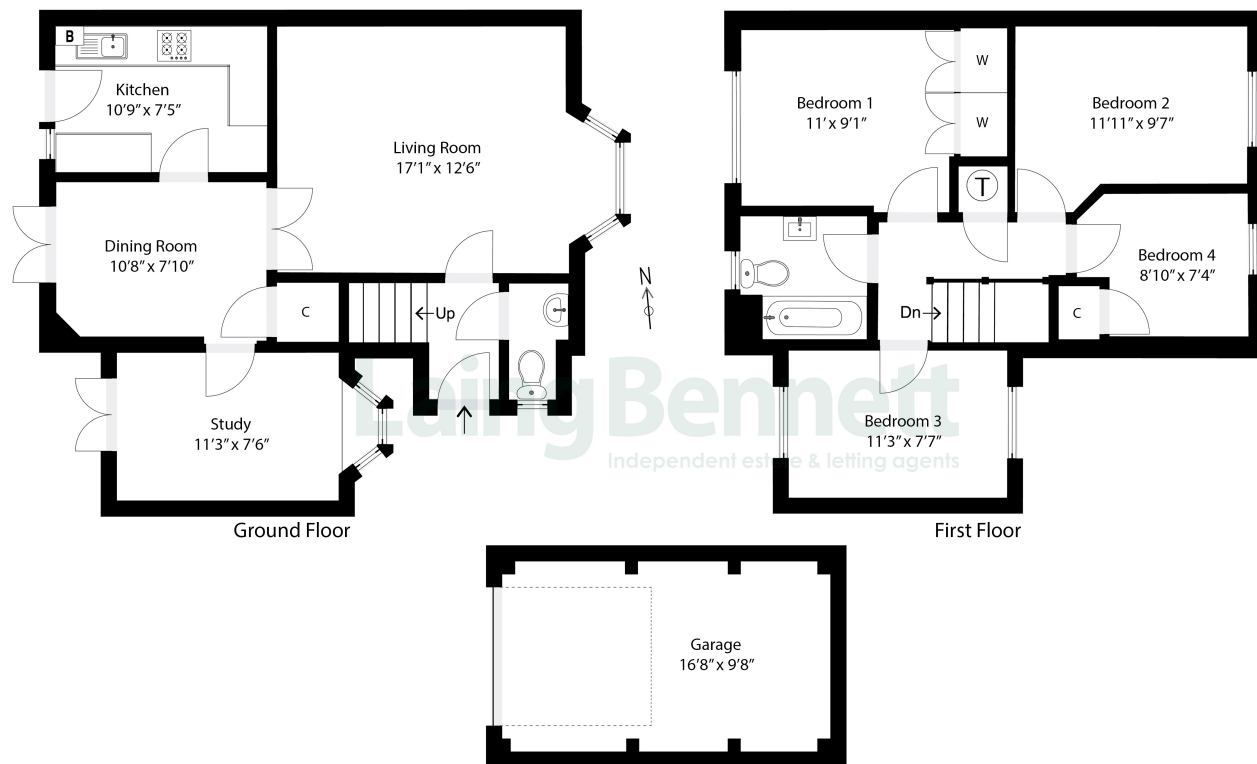
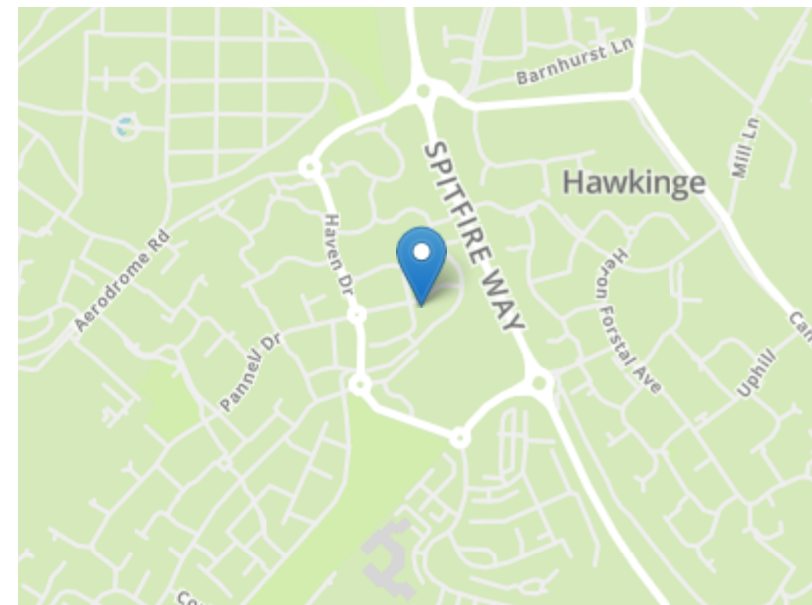


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Need to book a viewing?

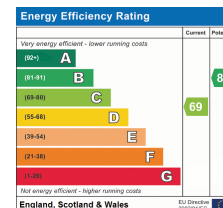
If you would like to book a viewing please contact our office on 01303 863393 or email sales@laingbennett.co.uk

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