

## 7 Kestrel Walk

HAWKINGE, Folkestone  
CT18 7RY

**£550,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to this stunning 4 bedroom detached house located in the sought after area of Kestrel Walk, Hawkinge. Boasting a spacious lounge, elegant dining room, modern kitchen with utility room, and a convenient home office - this property is sure to impress even the most discerning buyer. The ground floor also features a W.C for added convenience, along with a family bathroom and en-suite on the first floor for ultimate comfort. The Master Bedroom also features a walk-in wardrobe. The double garage has been cleverly converted into a gym space, perfect for those fitness enthusiasts and still provides ample space for storage and other vehicles such as motorcycles. Enjoy sunny days in the south facing rear garden, ideal for outdoor entertaining or relaxation. Don't miss out on this opportunity to own your dream home in an enviable location. Contact us today to schedule a viewing!





**Entrance Hall**

**Lounge**

20' 9" x 11' 10" (6.32m x 3.61m)

**Dining Room**

13' 7" x 10' 9" (4.14m x 3.28m)

**Kitchen**

13' 8" x 13' 0" (4.17m x 3.96m)

**Utility Room**

7' 9" x 6' 6" (2.36m x 1.98m)

**Study**

12' " x 6' 6" (NaNm x 1.98m)

**W.C**

**First Floor Landing**

**Bedroom One**

14' 3" x 11' 11" (4.34m x 3.63m)

**Walk-In Wardrobe**

**En-Suite**

**Bedroom Two**

15' 6" x 10' 9" (4.72m x 3.28m)

**Bedroom Three**

11' 11" x 9' 6" (3.63m x 2.90m)

**Bedroom Four**

10' 0" x 6' 5" (3.05m x 1.96m)

**Bathroom**

7' 8" x 6' 8" (2.34m x 2.03m)

**Double Garage**

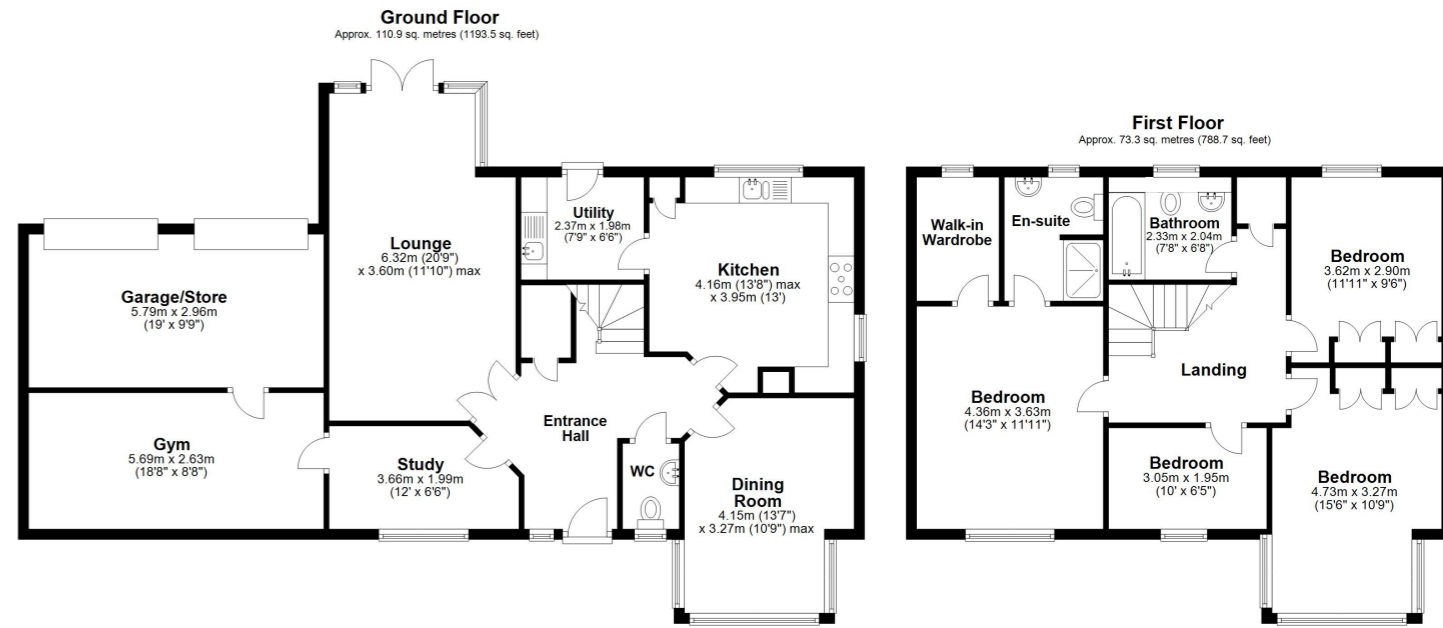
Currently converted into 2 area. Can be easily converted back to a double garage if required.

Gym Area - 18' 8" x 8' 8" (5.69m x 2.64m)

Garage/Store Area - 19' 0" x 9' 9" (5.79m x 2.97m)

**Off Road Parking**

**Rear Garden**



Total area: approx. 184.2 sq. metres (1982.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

