

## 5 Pannell Drive

HAWKINGE, Folkestone  
CT18 7PJ

**£450,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to this charming 4 bedroom detached house located in the desirable Pannell Drive, Hawkinge. As you step inside, you'll be greeted by a spacious lounge, large dining room, and a kitchen complete with a utility room for added convenience. The ground floor also features a convenient WC. Upstairs, you'll find four well-appointed bedrooms, including the master bedroom with its own en-suite shower room. A family bathroom completes the upper level. Outside, enjoy the privacy of your rear garden which boasts a unique garden bar perfect for entertaining guests. A garage/store provides ample storage space for all your belongings. Don't miss out on this fantastic opportunity to own a beautiful home in one of Hawkinge's most sought-after neighbourhoods. Schedule your viewing today!



**Entrance Hall**

**Lounge**

15' 1" x 13' 3" (4.60m x 4.04m)

**Dining Room**

20' 5" x 10' 6" (6.22m x 3.20m)

**Kitchen**

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

**Utility Room**

9' 1" x 7' 8" (2.77m x 2.34m) Converted from the garage.

**W.C**

**First Floor Landing**

**Bedroom One**

11' 4" x 10' 8" (3.45m x 3.25m)

**En-Suite**

**Bedroom Two**

17' 0" x 7' 10" (5.18m x 2.39m)

**Bedroom Three**

11' 11" x 9' 5" (3.63m x 2.87m)

**Bedroom Four**

9' 3" x 7' 3" (2.82m x 2.21m)

**Bathroom**

7' 1" x 6' 2" (2.16m x 1.88m)

**Off Road Parking**

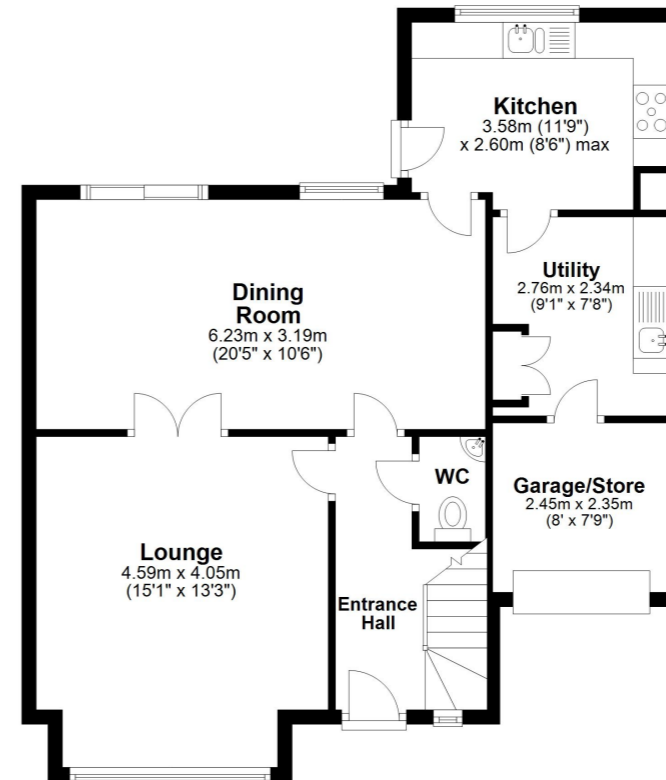
**Garage/Store**

8' 0" x 7' 9" (2.44m x 2.36m) A space remaining after the garage conversion, used as a store.

**Rear Garden**

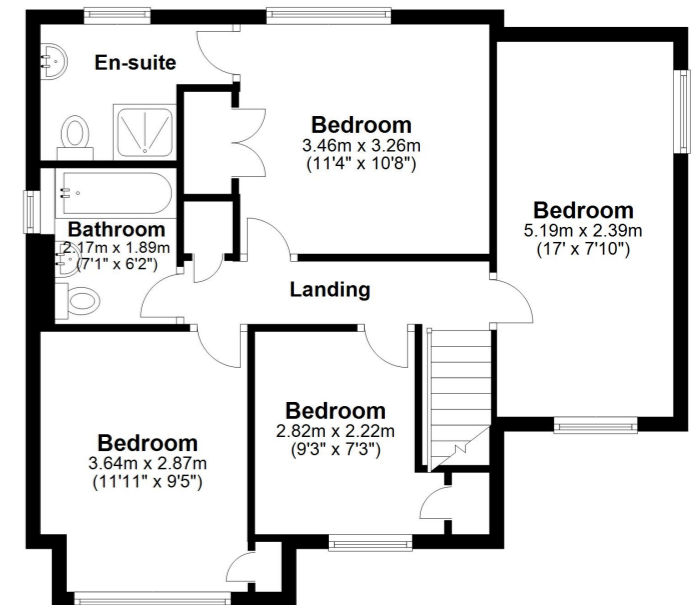
**Ground Floor**

Approx. 68.9 sq. metres (741.6 sq. feet)



**First Floor**

Approx. 59.5 sq. metres (640.2 sq. feet)



Total area: approx. 128.4 sq. metres (1381.8 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.

