



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

Guide Price £512,000

EPC RATING: D

Superb
Family
Home

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 alfresco entertaining. The rear garden is well enclosed and delicately bordered by mature shrubs and trees. EPC Rating: D



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

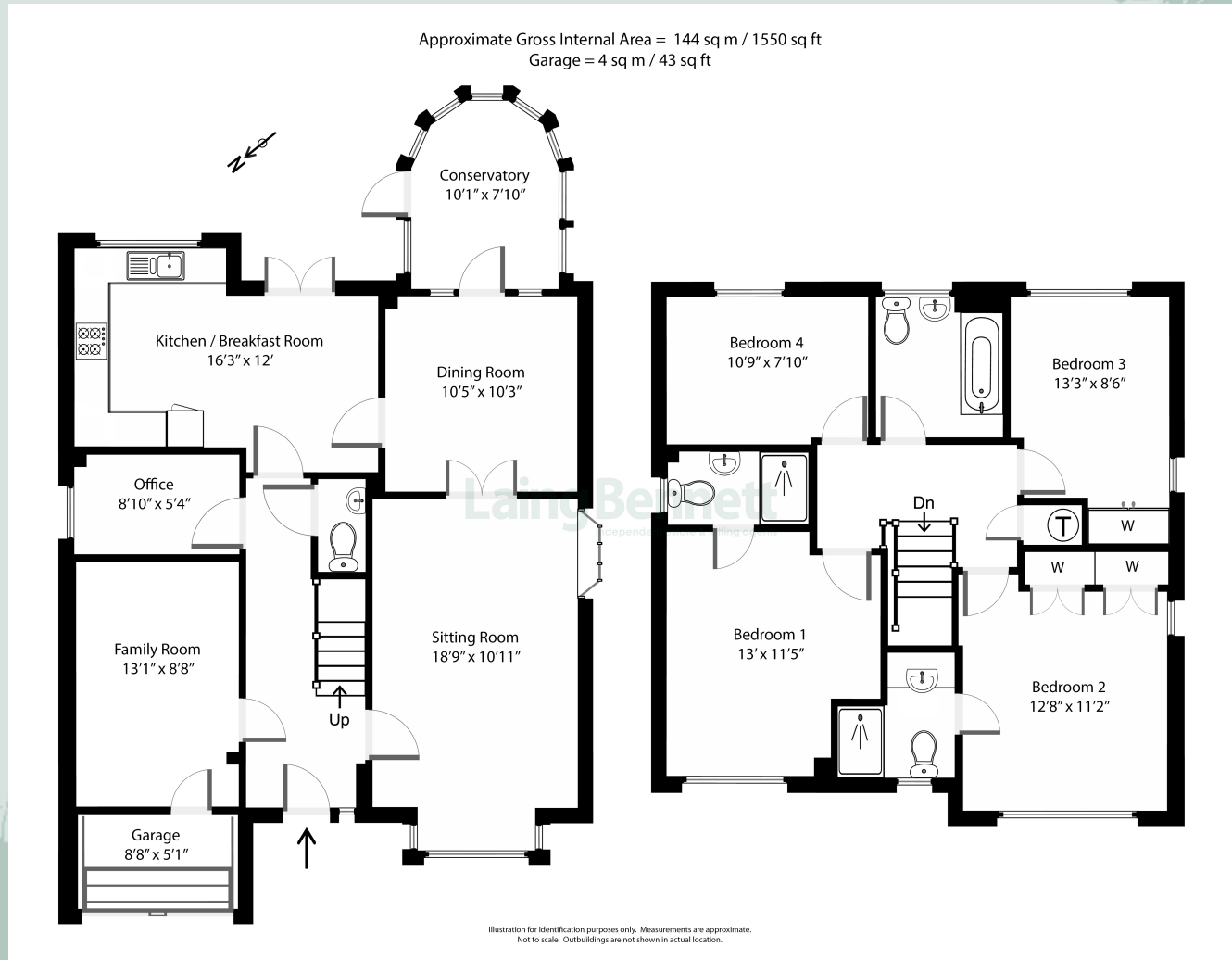
Outside

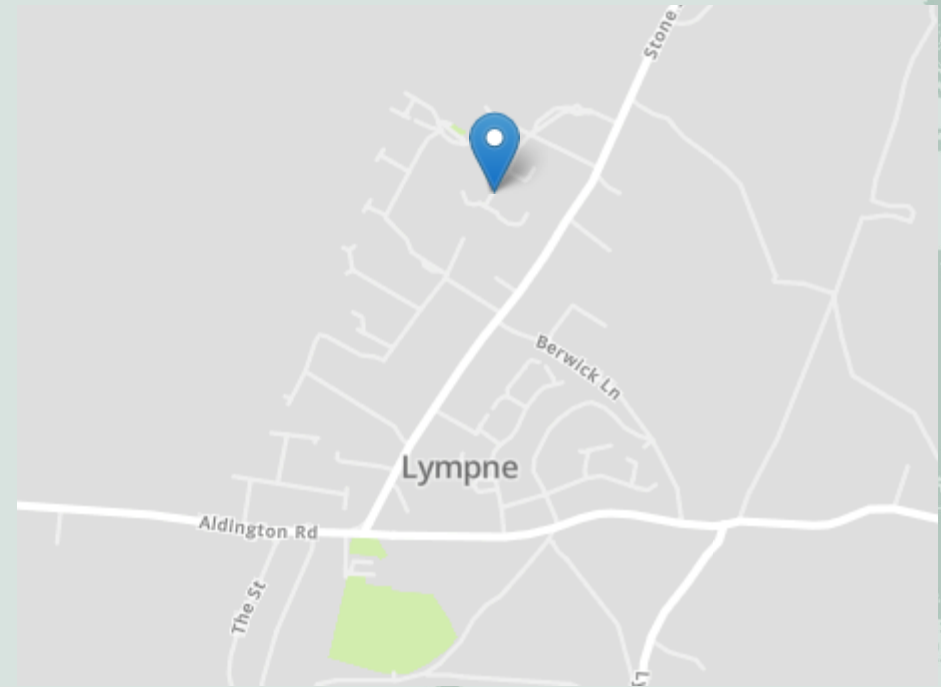
Garage/store and driveway
8' 8" x 5' 1" (2.64m x 1.55m)

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

Council Tax Band
Folkestone And Hythe District Council (Band E)

Heating
Gas





Need to Book a Viewing?

If you would like to view this property please contact our Lympne branch on 01303 863393 or lympne@laingbennett.co.uk

Directions

For directions to this property please contact us

Lympne

01303 863393

lympne@laingbennett.co.uk

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

www.laingbennett.co.uk



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