

5 Ivy Close, Etchinghill, Folkestone, Kent, CT18 8NH

Guide Price
£429,950

EPC RATING: C

Beautifully
Presented
Home

This three bedroom semi-detached home which has undergone a lovely transformation by the current vendors, The property offers beautifully presented accommodation and has been extended to enhance its appeal. The welcoming hallway provides a warm and inviting entrance. The contemporary and cosy sitting room, complete with an impressive wood-burning stove and French doors to the front garden, makes a perfect space for relaxation and comfort. The WC on the ground floor adds convenience for residents and guests alike. The stylish kitchen is sure to be a favoured place to gather with a few steps leading down to the spacious dining room. The inclusion of bi-folding doors to the garden not only floods the space with natural light but also seamlessly connects indoor and outdoor living, the ideal place for entertaining or simply enjoying the view over the garden. The utility room adds functionality and practicality, offering additional storage space and a dedicated area for laundry tasks. Upstairs, the three well presented bedrooms provide comfortable retreats. The luxurious family bath/shower room/WC adds a touch of elegance and serves as a spa-like oasis for relaxation. There are attractive front and rear gardens offering privacy and seclusion with steps that lead down to another area which can be used to enjoy nature or add further recreational space. The property further benefits from delightful woodland views to the rear. A detached garage is approached over a driveway providing off road parking. EPC Rating = C



Approximate Gross Internal Area (Including Low Ceiling) = 112 sq m / 1203 sq ft
Garage = 16 sq m / 168 sq ft

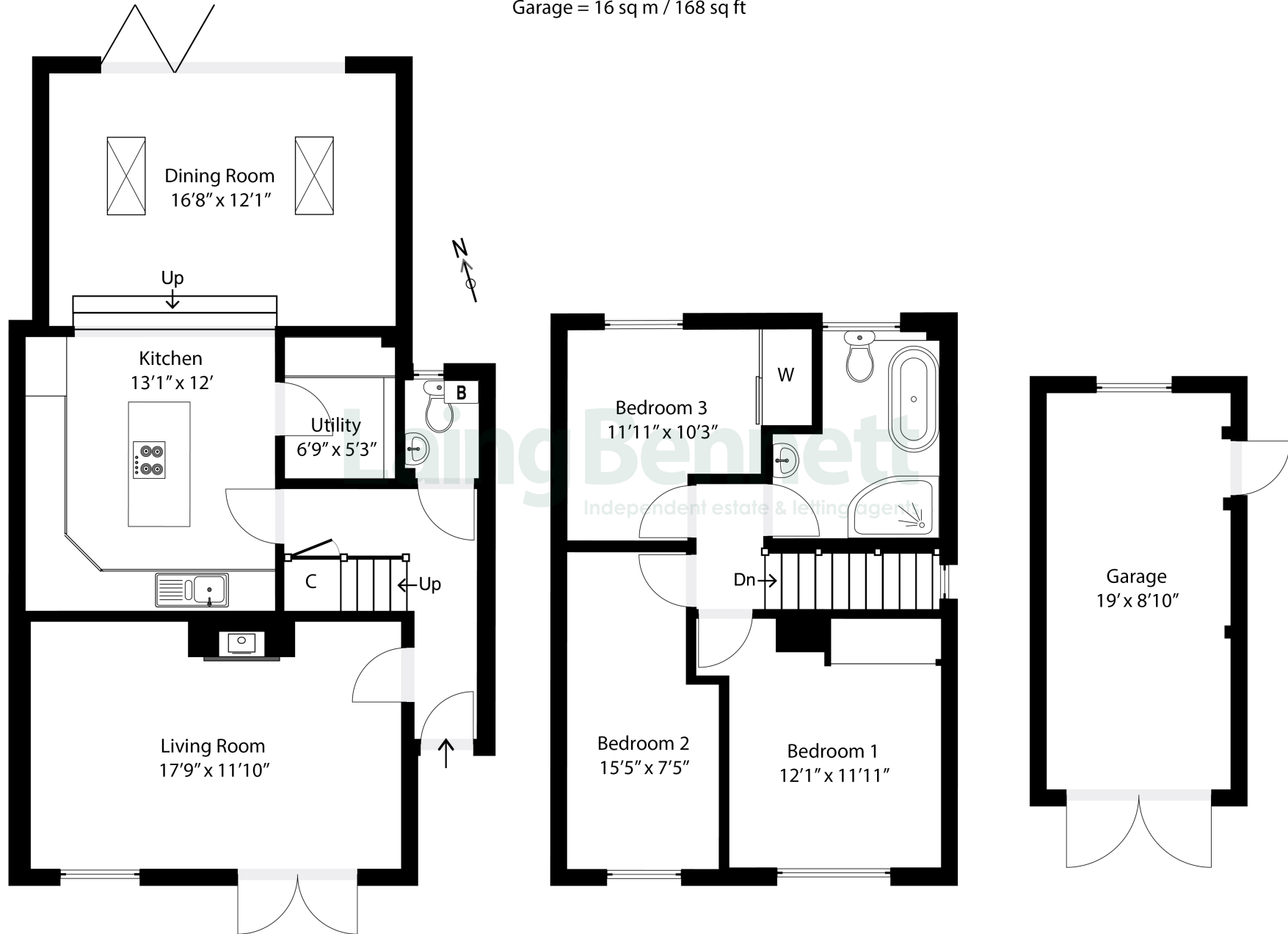


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

The village of Etchinghill nestles in an Area of Outstanding Natural Beauty with easy access to the North Downs Way and other beautiful walks. It has a semi-rural feel with lush countryside all around, yet is under 4 miles from the coast. At the centre is a pub/restaurant and a short stroll will bring you to Etchinghill Golf Club. A further 3 golf courses are all within 5 miles. A number of clubs and societies make good use of the village hall and there are good bus links to Canterbury and Folkestone. A mile away is Lyminge village offering a Post Office & convenience shop, hairdressers, two Doctors surgeries, chemist and Primary School.

The nearby coastal town of Folkestone has two mainline railway stations with High-Speed services to London in under an hour. The town is home to 'The Creative Quarter', a thriving collection of artists' studios and creative businesses, and the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors.

Just three miles away is the Cinque Port of Hythe which has a bustling centre brimming with independent shops, restaurants and coffee shops where you can sit back and watch the world go by. Set between the beaches and the town is the Royal Military Canal which runs to the historic town of Rye. Most of the popular supermarkets are nearby and Hythe itself offers Waitrose, Sainsbury's and Aldi. The M20 motorway and Eurotunnel are just two miles away.

The accommodation comprises

Ground floor

Entrance hall

WC

Kitchen

13' 1" x 12' 0" (3.99m x 3.66m)

Living room

17' 9" x 11' 10" (5.41m x 3.61m) Open plan to:





Dining room

16' 8" x 12' 1" (5.08m x 3.68m)

Utility

6' 9" x 5' 3" (2.06m x 1.60m)

First floor

Landing

Bedroom one

12' 1" x 11' 11" (3.68m x 3.63m)

Bedroom two

15' 5" x 7' 5" (4.70m x 2.26m)

Bedroom three

11' 11" x 10' 3" (3.63m x 3.12m)

Bath/shower room/WC

Outside

Delightful front and rear garden

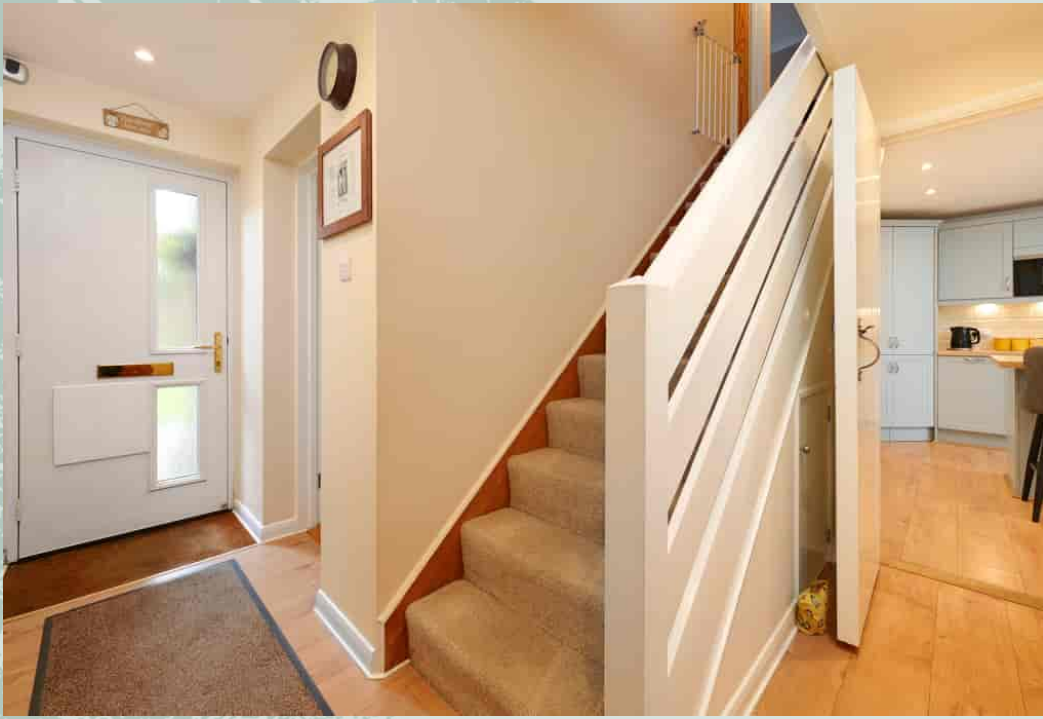
Garage

A detached garage 19' 0" x 8' 10" (5.79m x 2.69m) is approached over a driveway providing off road parking

Heating

Gas







Need to Book a Viewing?

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

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

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

www.laingbennett.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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