







A detached bungalow which has been superbly extended and refurbished to provide high quality stylish accommodation that is ideal for any one looking for a comfortable home with a contemporary yet timeless feel set in a sought after cul de sac. Accommodation comprises: Entrance hall, impressive open plan kitchen/dining/ living room boasting a high quality chic kitchen with island and integral appliances, dining area with window overlooking the pretty garden and living space with glazed sliding patio doors leading to the rear sun terrace. Utility, side lobby, office, bedroom one, bedroom two, bedroom three, luxury bathroom and separate cloakroom/WC. Outside: To the front of the property there is a neat lawn with well stocked border beds and detached garage approached over a driveway providing plenty of off road parking for several vehicles. Side access leads to the rear of the property where the attractive garden is well enclosed and offers a good of seclusion. There is a raised sun terrace, lawn and border beds being well stocked with a variety of plants and shrubs. EPC Rating: C

**Guide Price £480,000**

**Tenure** Freehold

**Property Type** Detached Bungalow

**Receptions** 2

**Bedrooms** 3

**Bathrooms** 1

**Parking** Driveway & garage

**Heating** Gas

**EPC Rating** C

**Council Tax** Band D

Folkestone And Hythe District Council



## Situation

The property is located in a sought after cul de sac in the heart of the village of Lyminge, nestled in the spectacular North downs it has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefiting from the amenities the village has to offer. There is a Post Office & convenience Shop, hairdressers, two Doctors surgeries, Chemist and Primary School. The village offers various clubs and societies and there are good bus links to both Canterbury and Folkestone. Lyminge is a thriving community with lots of activities for all ages. In the nearby town of Folkestone there are mainline railway stations with High Speed services to London.

## The accommodation comprises

### Ground floor

#### Entrance hall

#### Impressive kitchen/living/dining room

24' 0" x 22' 10" (7.32m x 6.96m)

#### Utility

12' 0" x 7' 7" (3.66m x 2.31m)

#### Side porch

#### Office

12' 0" x 5' 9" (3.66m x 1.75m)

#### Bedroom one

13' 11" x 10' 0" (4.24m x 3.05m)

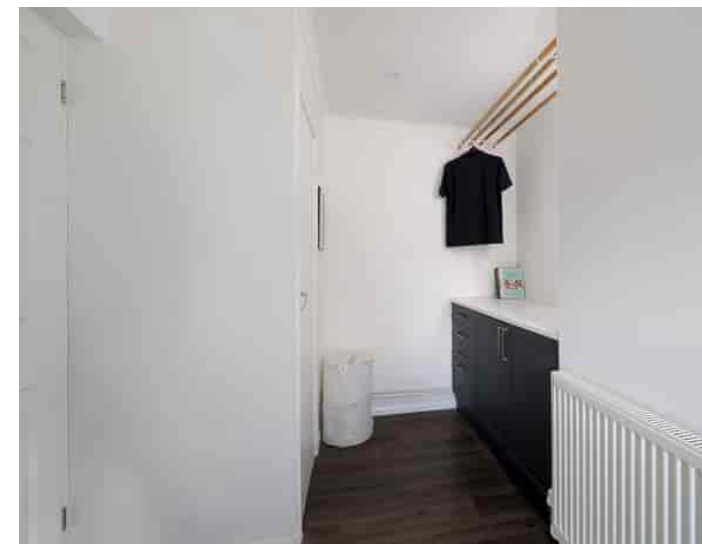
#### Bedroom two

12' 10" x 10' 0" (3.91m x 3.05m)

#### Bedroom three

9' 3" x 6' 11" (2.82m x 2.11m)

#### Cloakroom/WC



## Bathroom

## Outside

### Garage

17' 5" x 8' 9" (5.31m x 2.67m) Garage approached over a driveway providing plenty of off road parking.

### Gardens

To the front of the property there is a neat lawn with well stocked border beds . Gated side access leads to the rear of the property where the attractive garden is well enclosed and offers a good degree of seclusion. There is a raised sun terrace, lawn and border beds being well stocked with a variety of plants and shrubs. EPC Rating: C







Approximate Gross Internal Area (Including Low Ceiling) = 116 sq m / 1252 sq ft  
 Garage = 14 sq m / 153 sq ft

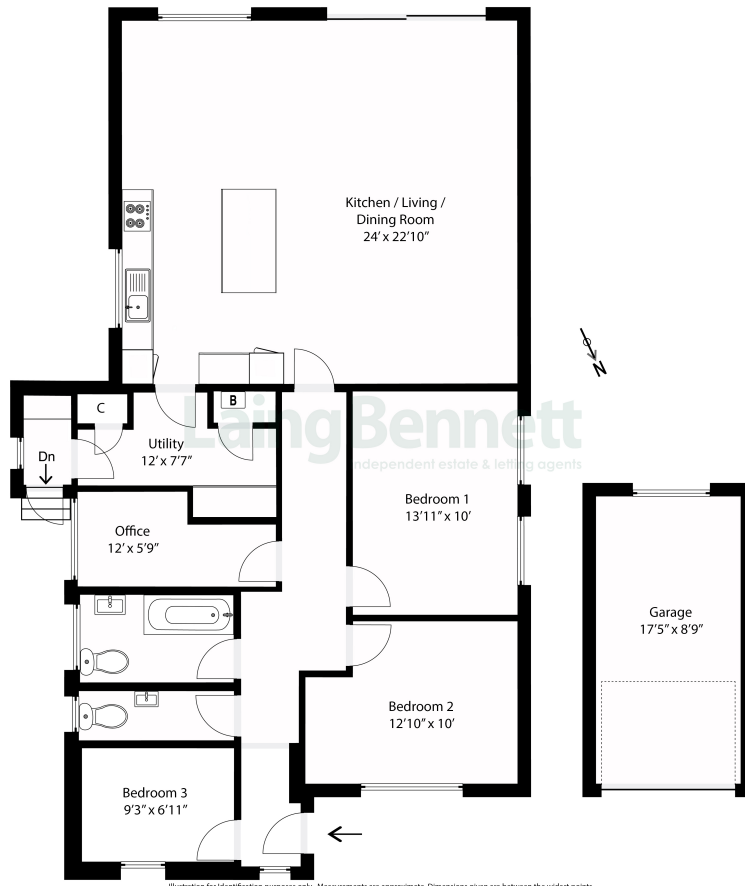
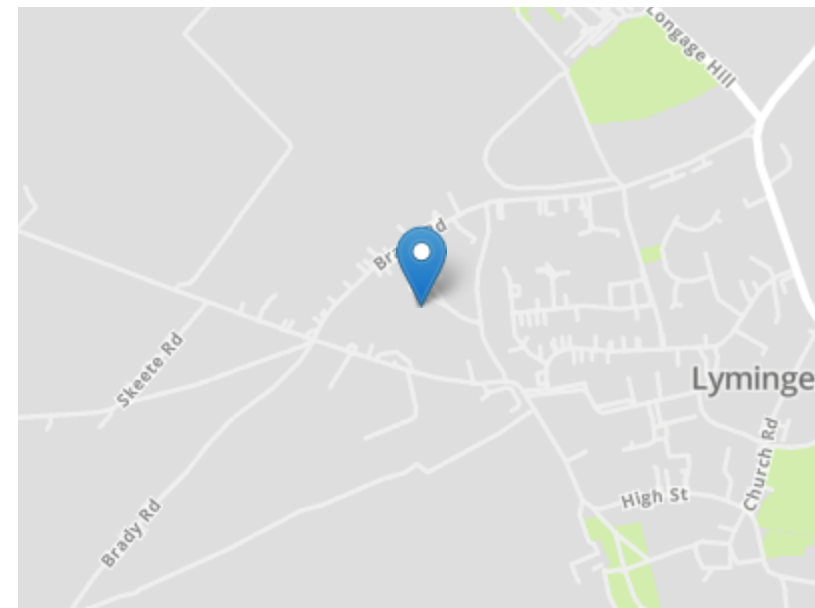


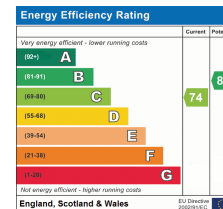
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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



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