



6 Cornflower Avenue, Hythe, Kent, CT21 4AY

EPC Rating = B

Guide Price £385,000





'The Rochester' A perfect example of stylish modern living in this popular peaceful residential development which boasts a beautiful lake and located close to the beach. A beautiful semi-detached home constructed in 2016, benefiting from flexible, light and spacious accommodation. Office/studio which is perfect for those wishing to work from home, a large loft storage room with light and power to the barn-style garage, plus a useful store/utility room to the rear of the garage. Fitted wardrobes have also been installed in the bedrooms and shutters fitted to the sitting room and study. Accommodation comprises: Ground floor - Entrance hall, study/bedroom four, WC, the kitchen being open plan to family/dining room with French doors leading to outside. First-floor - Landing, master bedroom with en suite shower room, sitting room. Second floor - Landing, family bathroom, bedroom two with Velux window enjoying a sea view, bedroom three has views towards the lake and Lympne Castle in the distance. Outside open plan front garden, an attractive rear garden with sun terrace immediately adjacent to the property, a neatly laid lawn and a further sun terrace to the end of the garden. Pedestrian access gate. Driveway parking and timber constructed barn style garage having power and electricity and an extensive storage area and door leading through to utility room. EPC RATING = B

**Guide Price £385,000**

**Tenure** Freehold

**Property Type** Semi-Detached House

**Receptions** 2

**Bedrooms** 4

**Bathrooms** 2

**Parking** Car barn & Driveway

**Heating** Gas

**EPC Rating** B

**Council Tax** Band D

Folkestone And Hythe District Council



## Situation

The property is situated on the outskirts of Hythe near to the seafront and the Royal Military Canal which has designated cycle paths, bridleways and fishing areas. To the East, the bustling town centre of Hythe is found. Hythe offers amenities including; Waitrose, Sainsbury's and Aldi, a wide variety of independent shops and larger retailers, doctors surgeries and dentists, swimming pool and leisure facilities, sports grounds and clubs and public houses and restaurants. The port town of Folkestone is approximately four miles to the East and is the home of 'The Creative Quarter' which boasts a thriving collection of artists studios and creative businesses, as well as a wide range of amenities such as a shopping centre, supermarkets, independent shops, restaurants and leisure facilities, Folkestone benefits from the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors. There is a mainline railway station at Folkestone (Approx 7.8 miles) and Sandling Station' (Approx. 4.5 miles) with a direct connection to the high-speed service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Channel Tunnel terminal is (Approx. 6.5 miles) The M20 connection to the motorway network is (Approx. 3 miles).

## The accommodation comprise

### Ground floor

#### Entrance hall

#### Dining/family room

19' 0" x 13' 3" (5.79m x 4.04m)

#### Kitchen

10' 7" x 6' 2" (3.23m x 1.88m)

#### Study/bedroom four

9' 3" x 6' 2" (2.82m x 1.88m)

#### Cloakroom/WC

### First floor

#### Landing

#### Sitting room

12' 10" x 11' 11" (3.91m x 3.63m)

#### Bedroom one

12' 11" x 9' 8" (3.94m x 2.95m)



## En suite shower room/WC

## Second floor Landing

### Bedroom two

12' 9" x 11' 6" (3.89m x 3.51m)

### Bedroom three

12' 9" x 10' 9" (3.89m x 3.28m)

## Family bathroom/WC

## Outside

### Front garden

Being open plan and laid to neat lawn

### Barnstyle attached garage

11' 10" x 9' 3" (3.61m x 2.82m) With door to: Utility/store (9'5" x 6') and hatch with ladder to:

### Loft store

16' 5" x 9' 6" (5.00m x 2.90m)

## Driveway/Car Barn

Providing off road parking for one vehicle in the car barn and an additional parking for one vehicle on the driveway.

## Rear garden

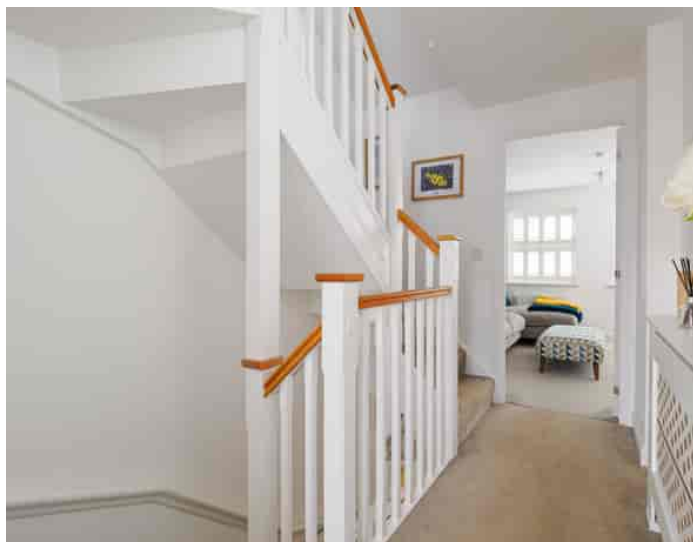
The rear garden is a particularly attractive feature to the property being the ideal place to entertain or to simply relax and enjoy the peace and quiet. There is neatly laid lawn with pretty border beds and a lovely paved sun terrace immediately adjacent to the property. There is a further paved terrace to the end of the garden.

## Office/studio

13' 1" x 7' 0" (3.99m x 2.13m) A beautifully presented. Light double aspect space with spotlights to ceiling. Ideal for those seeking to work from home.

## Agent note

There are two management companies, each with managing agents responsible for different areas of the Martello Lakes estate. The Current service charges are £450 per annum.





DAD'S  
MAN CAVE





Approximate Gross Internal Area = 115 sq m / 1235 sq ft  
 Garage / Outbuildings = 24 sq m / 255 sq ft

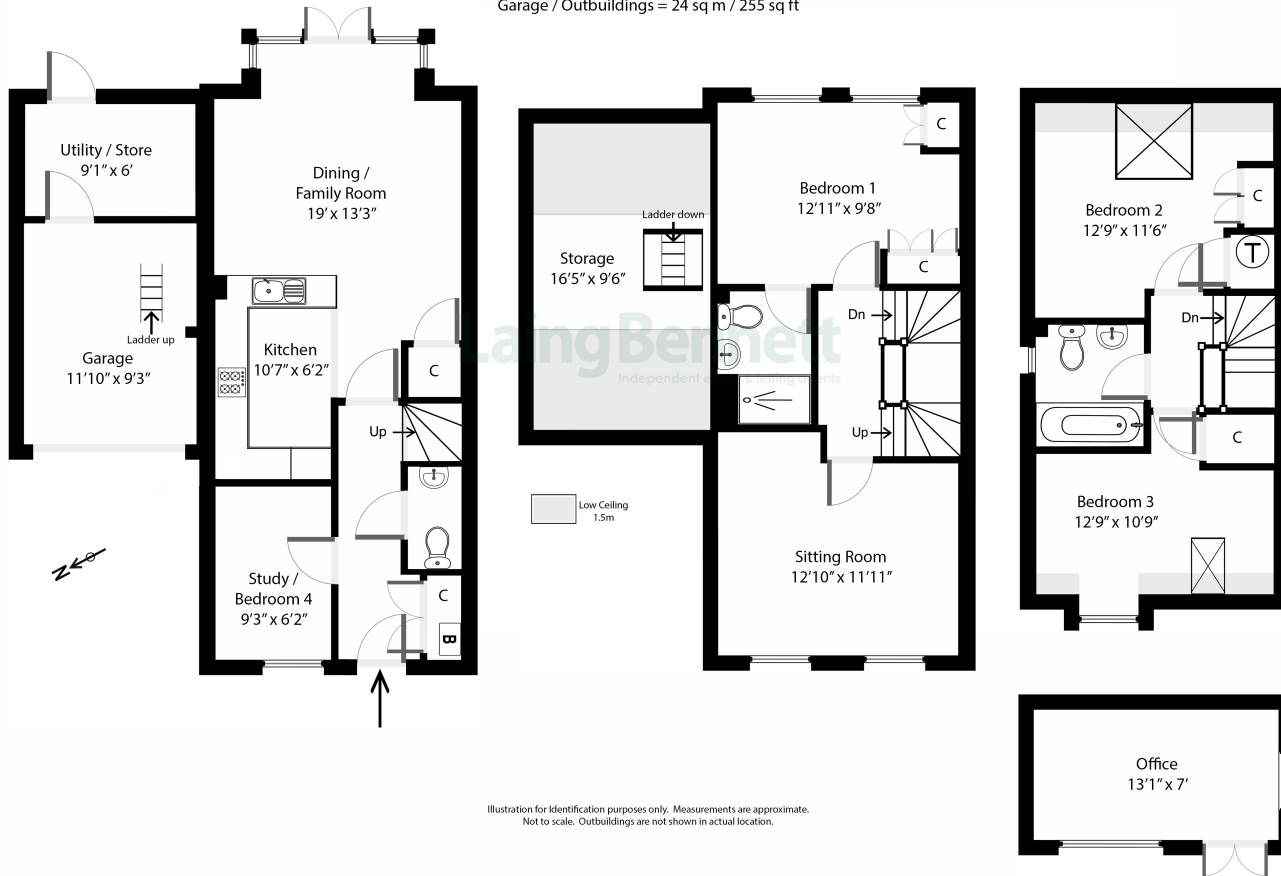
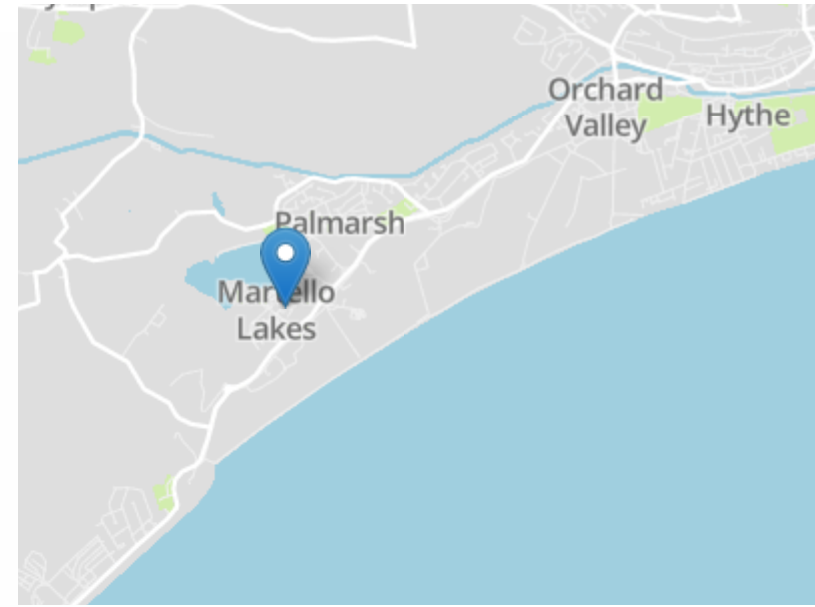


Illustration for identification purposes only. Measurements are approximate. Not to scale. Outbuildings are not shown in actual location.



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(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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