







A superb updated and extended semi detached home with spacious and bright accommodation, three bedrooms and a large loft room. The property benefits from a detached garage, driveway parking and attractive rear garden. Located to the far end in a quiet cul de sac and enjoying far reaching views over 'The Roughs'. Accommodation comprises: Ground floor - Entrance porch leading to spacious hallway, shower room/WC, kitchen, spacious living room with feature fireplace fitted with electric fire, wide walk through opening to light and bright triple aspect dining room with French doors leading to garden. First floor - Spacious bedroom one with built in wardrobe cupboard, two further bedrooms, landing with stairs to spacious Loft room. Outside - There is parking for several cars as well as a single garage. To the rear there is a delightful rear garden, laid to lawn with a paved sun terrace. EPC Rating = C

Guide Price £399,950

Tenure Freehold

Property Type Semi-Detached House

Receptions 2

Bedrooms 3

Bathrooms 1

Parking Driveway & garage

Heating Gas

EPC Rating C

Council Tax Band C

Folkestone And Hythe District Council



Situation

The property is situated to the West of Hythe, to the far end of a quiet cul de sac ". Approx 1.5 miles to the East the bustling Cinque Port 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 (Approx 4.9 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 with a direct connection to the high-speed service to London with an Approx. journey time of 53 minutes. Channel Tunnel terminal is (Approx. 5 miles) The M20 connection to the motorway network is (Approx. 4.7 miles)

The accommodation comprises

First floor

Entrance porch

Hallway

Living room

16' 2" x 11' 11" (4.93m x 3.63m)





Dining Room

12' 7" x 9' 2" (3.84m x 2.79m)

Kitchen

11' 11" x 9' 3" (3.63m x 2.82m)

Shower room/WC

First floor

Landing

Bedroom one

16' 1" x 12' 1" (4.90m x 3.68m)

Bedroom two

8' 9" x 8' 2" (2.67m x 2.49m)

Bedroom three

8' 9" x 7' 8" (2.67m x 2.34m)

Second floor

Spacious attic room

16' 2" x 11' 10" (4.93m x 3.61m)

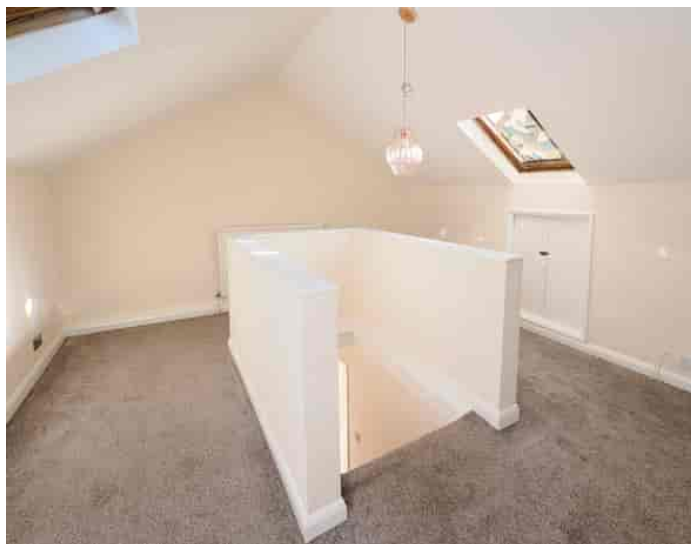
Outside

Garage

15' 1" x 8' 3" (4.60m x 2.51m) There is parking for several cars as on the driveway which gives access to the detached garage..

Garden

Attractive ear garden, laid to lawn with a paved sun terrace.







Approximate Gross Internal Area = 116 sq m / 1248 sq ft
 Garage = 12 sq m / 125 sq ft

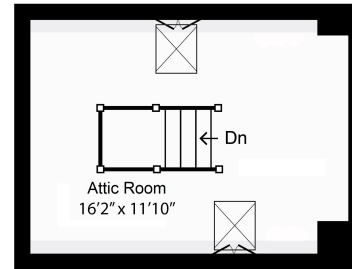
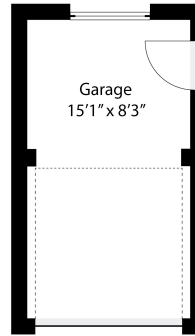
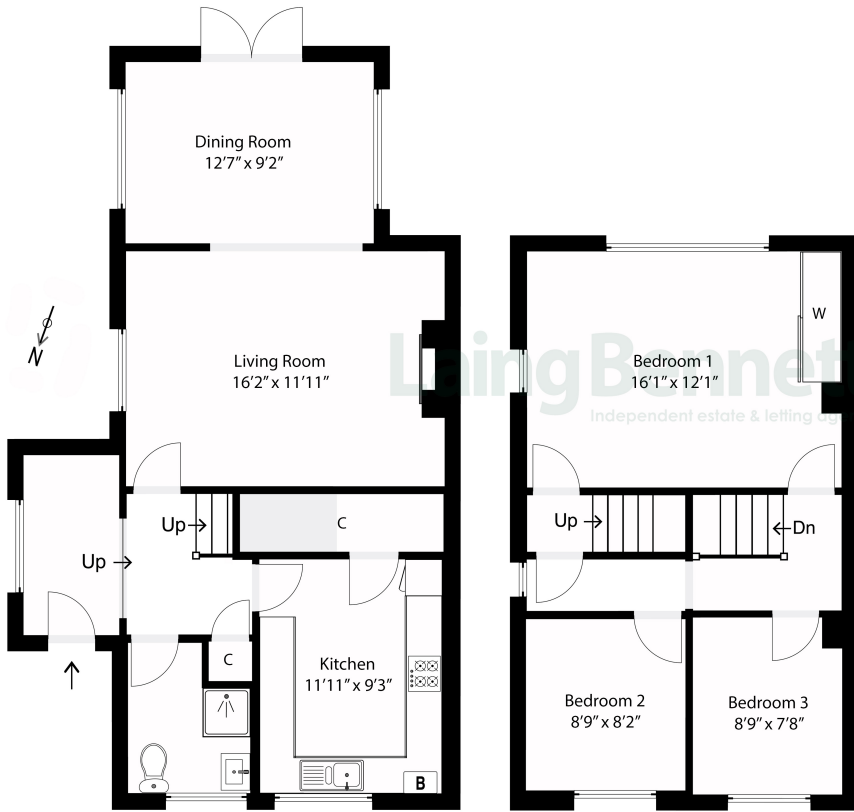
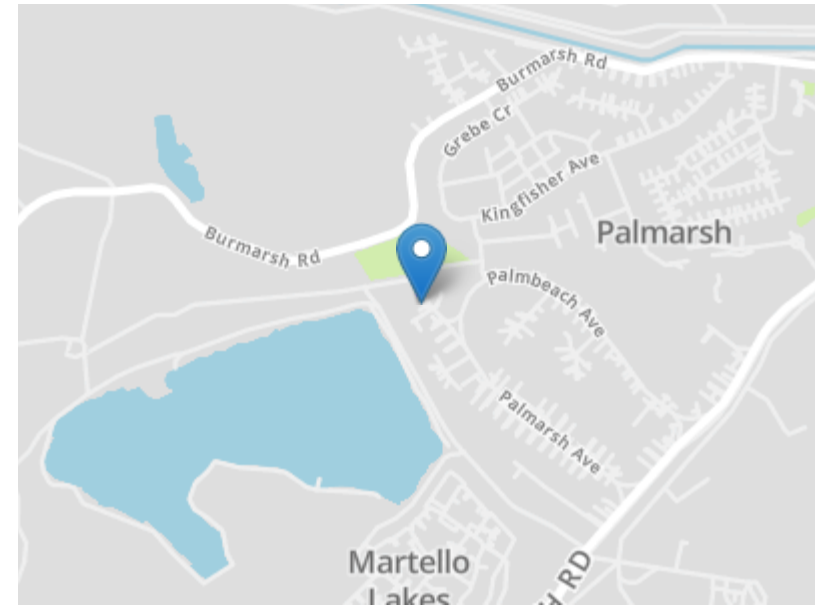


Illustration for identification purposes only. Measurements are approximate. Not to scale. Outbuildings are not shown in actual location.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		BB
(69-80)	C		BB
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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