





This exceptional four bedroom detached house offers modern elegance situated in a tranquil cul-de-sac in the charming village of Lyminge. Upon entry, there is a welcoming hall and cloakroom/WC. The spacious living room beckons with its inviting ambience, providing a cosy retreat for relaxation and entertainment. The stylish modern kitchen is a culinary haven with underfloor heating, opening to a dining room with bespoke fitted units, dresser with a wine fridge and also benefitting from underfloor heating, also French doors to the garden. Upstairs, there are four bedrooms, the master bedroom boasts an en suite shower room with underfloor heating. A well-appointed family bathroom with underfloor heating serves the remaining bedrooms. Outside, the property boasts a meticulously maintained front garden with a lush fruit tree border, a driveway, and double garage, providing ample parking space for vehicles and storage. The enclosed rear garden offers a large patio area perfect for alfresco dining. Artificial lawn with established borders, plum tree and 'espalier' apple tree, paved path and decking area. The garden further benefits from an irrigation system. EPC RATING = C

Guide Price £475,000

- Tenure** Freehold
- Property Type** Detached House
- Receptions** 2
- Bedrooms** 4
- Bathrooms** 2
- Parking** Driveway & double garage
- Heating** Gas
- EPC Rating** C
- Council Tax** Band E
Folkestone & Hythe District Council



Situation

The property is nestled in the popular cul de sac 'Mount Pleasant Close' The village of Lyminge is situated 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

Cloakroom/WC

Living room

16' 6" x 11' 7" (5.03m x 3.53m)

Kitchen

13' 9" x 8' 4" (4.19m x 2.54m)

Dining room

12' 4" x 9' 3" (3.76m x 2.82m)

First floor

Bedroom one

13' 3" x 9' 3" (4.04m x 2.82m)

En suite shower room

Bedroom two

10' 0" x 9' 3" (3.05m x 2.82m)

Bedroom three

10' 4" x 8' 7" (3.15m x 2.62m)

Bedroom four

8' 7" x 6' 7" (2.62m x 2.01m)

Bathroom

Outside

Front garden

Driveway

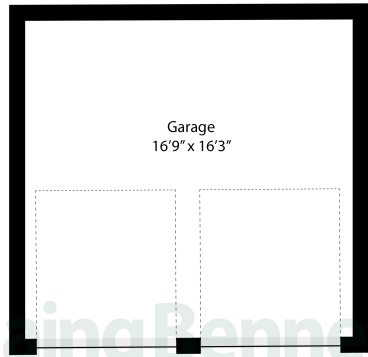
Double garage

16' 9" x 16' 3" (5.11m x 4.95m)

Enclosed rear garden



Approximate Gross Internal Area (Including Low Ceiling) = 100 sq m / 1075 sq ft
 Garage = 25 sq m / 270 sq ft



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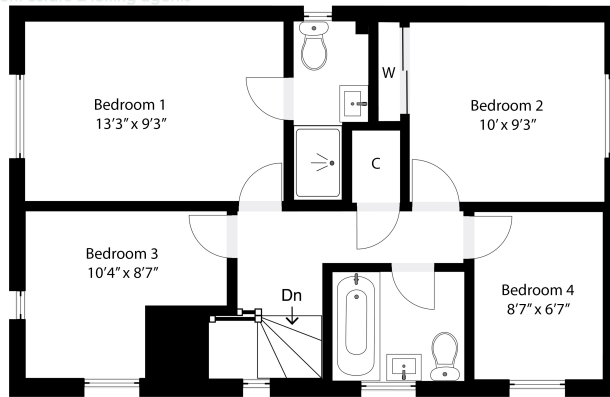
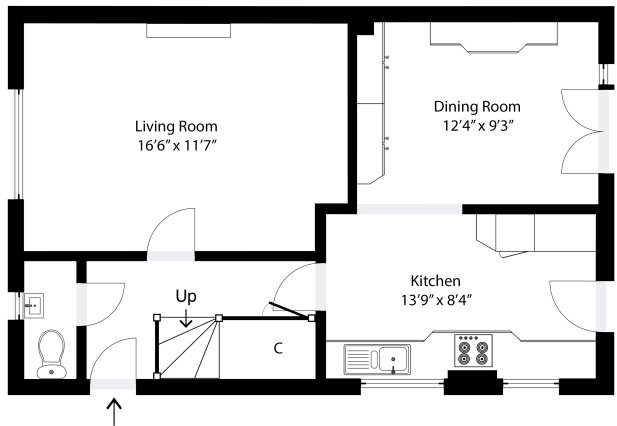


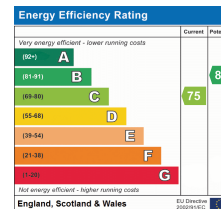
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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