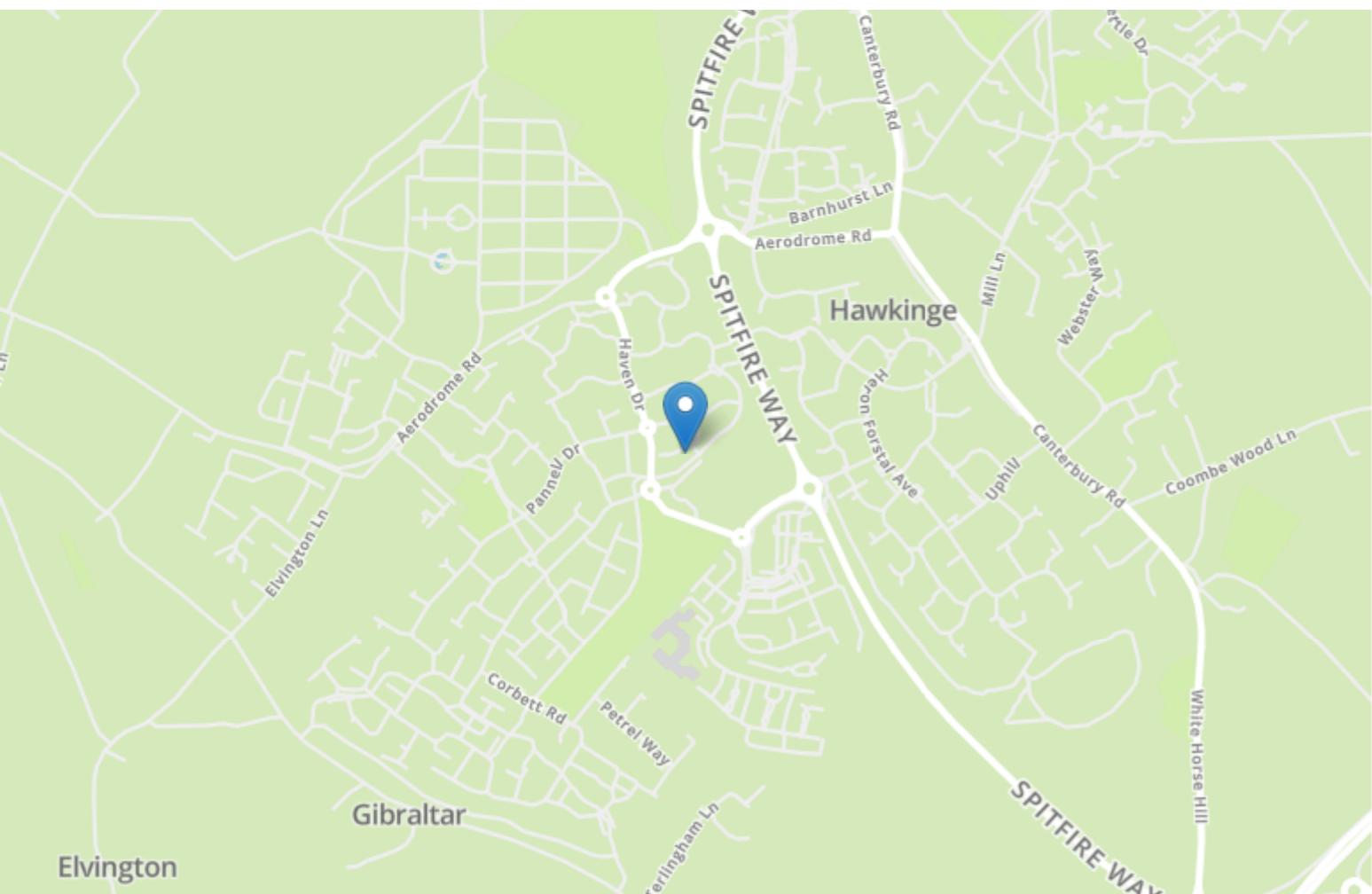


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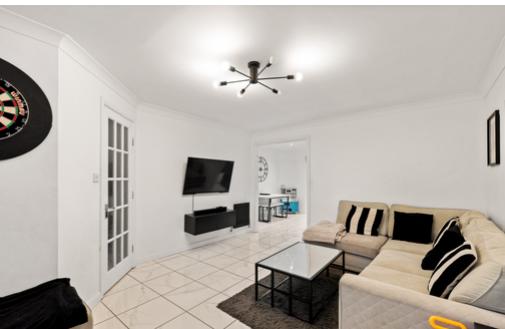


17 Kipping Close

HAWKINGE, Folkestone
CT18 7NY

£350,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Discreetly positioned within a quiet and desirable cul-de-sac, this beautifully refurbished three-bedroom semi-detached residence presents an exceptional opportunity to acquire a turnkey family home finished to an impressive standard throughout. The property has been thoughtfully updated by the current vendors, blending contemporary style with comfortable, practical living. Upon entry, you are welcomed into an elegant and well-proportioned lounge, offering a refined yet inviting space ideal for relaxation or entertaining. To the rear, the stunning kitchen/diner forms the heart of the home — a bright and stylish environment designed for modern living, perfect for family meals and social gatherings, with direct access to the garden. The first floor hosts three well-appointed bedrooms, each presented with a calm, neutral décor, alongside a beautifully finished family bathroom featuring quality fittings and a timeless aesthetic. Externally, the property continues to impress. The private rear garden offers a tranquil outdoor retreat, ideal for alfresco dining or quiet enjoyment. Further benefits include a garage and off-road parking, providing both convenience and security. Situated in the sought-after village of Hawkinge, the property enjoys excellent access to local amenities, highly regarded schools, and transport links, while being surrounded by lush greenery and open countryside.



Entrance Hall

With doors leading to

W.C

A low level W.C with wash hand basin

Lounge

14' 10" x 12' 7" (4.52m x 3.84m)

Kitchen/Diner

15' 9" x 10' 6" (4.80m x 3.20m)

Bedroom one

13' 4" x 9' 3" (4.06m x 2.82m)

Bedroom Two

12' 1" x 9' 8" (3.68m x 2.95m)

Family Bathroom

6' 6" x 6' 5" (1.98m x 1.96m)

Bedroom Three

8' 11" x 7' 5" (2.72m x 2.26m)

Garden

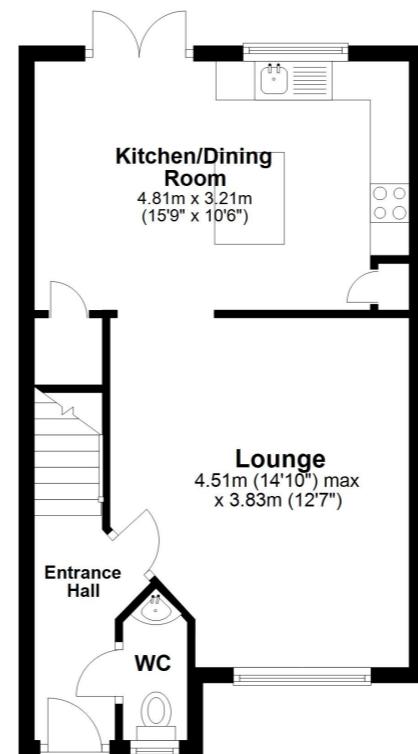
A large private enclosed rear garden mostly laid to lawn with fenced and brick built wall boarder, with a gate to side of property.

Garage

18' 1" x 9' 1" (5.51m x 2.77m)

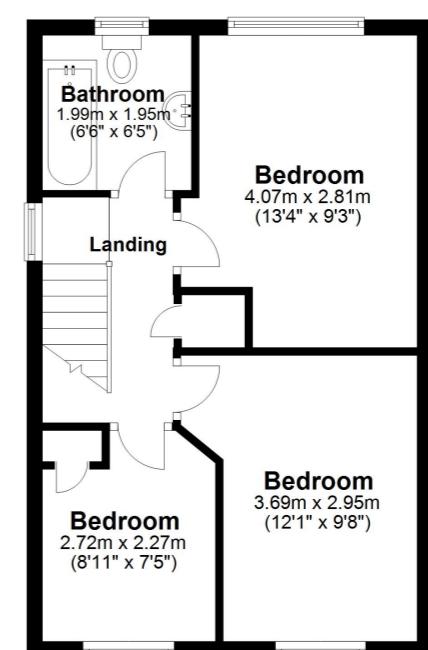
Ground Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



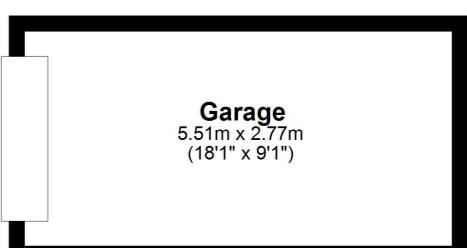
First Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



Outbuilding

Approx. 15.3 sq. metres (164.3 sq. feet)



Total area: approx. 88.9 sq. metres (956.7 sq. feet)

