





Tucked away in a quiet and sought after cul de sac, this beautifully presented three-bedroom home offers light-filled, living space and a lovely garden. The ground floor is well laid out with a modern fitted kitchen positioned at the front of the home and a generous living/dining room at the rear with glazed French doors leading onto the garden, creating a seamless indoor-outdoor flow which is ideal for entertaining or relaxing. A convenient downstairs WC completes the ground floor layout. Upstairs, the property features three well-proportioned bedrooms and a modern family bathroom/WC. Outside, the private rear garden provides a peaceful retreat, perfect for alfresco dining, gardening, or simply enjoying the sunshine. There is a walk way to the side with access gate to the garden. The large detached garage has two off road parking spaces to the front. NO CHAIN! EPC Rating: C

Guide Price £310,000

Tenure Freehold

Property Type Terraced House

Receptions 1

Bedrooms 3

Bathrooms 1

Parking Garage and driveway

Heating Gas

EPC Rating C

Council Tax Band C

Folkestone And Hythe District Council



Situation

The property is located in the thriving town of Hawkinge, which has grown significantly in recent years and now offers a wide range of amenities. These include a supermarket, a mini-supermarket, a doctor's surgery, a primary school, pubs, takeaway outlets, a community centre, and various other shops. This sought-after location provides easy access to the stunning Kent coastline, making it an excellent base for exploring the area's beautiful scenery. There are numerous walkings, cycle routes, and bridle paths for outdoor enthusiasts. Hawkinge benefits from excellent transport links, with regular bus services to Canterbury and Folkestone. From Folkestone Central Station, high-speed train services provide fast connections to London. The town also offers convenient access to the M20, the Channel Tunnel, and the Port of Dover, making travel to the continent quick and easy.

Ground floor

Entrance hall

Kitchen

8' 10" x 7' 3" (2.69m x 2.21m)

Living/dining room

17' 0" x 14' 5" (5.18m x 4.39m)

First floor

Landing

Bedroom one

14' 1" x 8' 1" (4.29m x 2.46m)

Bedroom two

12' 1" x 8' 0" (3.68m x 2.44m)

Bedroom three

8' 10" x 6' 4" (2.69m x 1.93m)

BathroomWC

Outside

Garage & driveway parking

18' 6" x 8' 4" (5.64m x 2.54m)

Attractive rear garden



Approximate Gross Internal Area (Excluding Garage) = 69 sq m / 742 sq ft
Garage = 14 sq m / 155 sq ft

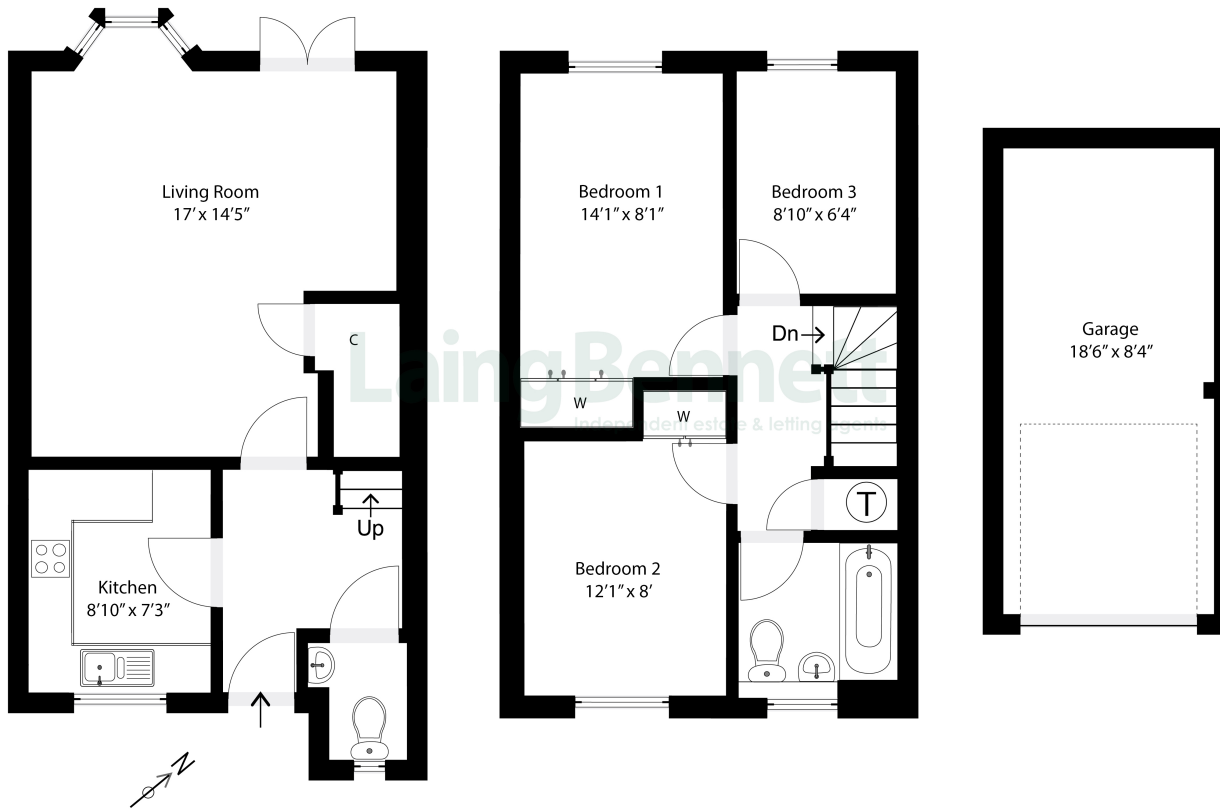
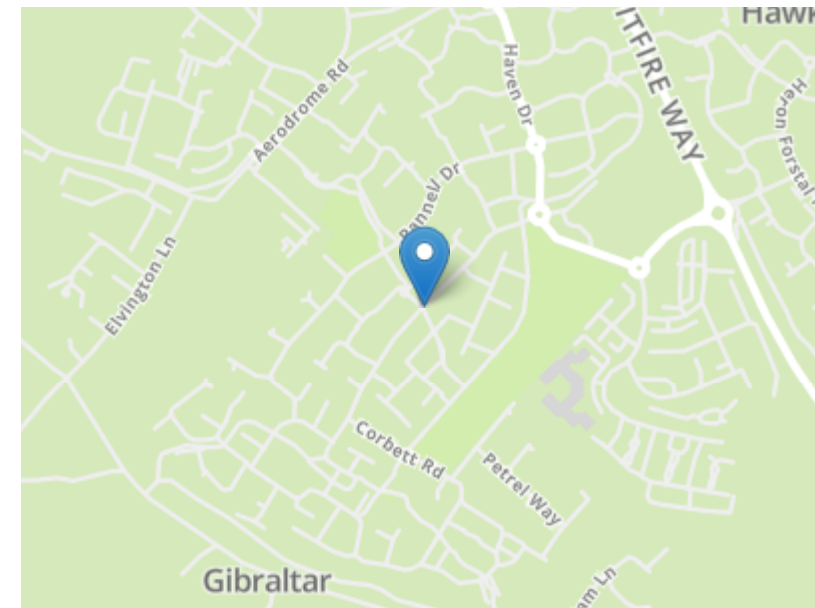


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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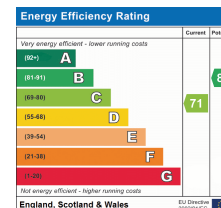
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