



## 47 Pannell Drive

HAWKINGE, Folkestone  
CT18 7QP

**£475,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to your family home on Pannell Drive, where comfort and modern living meet exceptional outdoor entertaining. This beautiful 4-bedroom detached home offers a perfect blend of spacious interiors and delightful outdoor spaces, ideal for family life or those who love to entertain. As you step inside, be captivated by the expansive lounge bathed in natural light, creating an inviting atmosphere for relaxation or hosting guests. Adjacent to the lounge, the dining room sets the stage for cherished family dinners and memorable gatherings. The heart of this home is undoubtedly its kitchen, featuring a breakfast area leading to the garden. Added convenience is offered with a handy W.C., making everyday living even easier. Head upstairs to discover four generously sized bedrooms ideal for family or guests. Two of these exceptional rooms boast en-suite bathrooms, providing an oasis of privacy while offering all modern comforts. An additional well-appointed bathroom ensures there's no morning hurry during busy weekday routines! Step outside into your own private paradise, a serene oasis where the stresses of daily life melt away. with a Hot Tub and Bar, entertaining will never be a problem. The property comes complete with a driveway and garage (part converted) for all your parking and storage needs. Call now to book your viewing.





Entrance Hall

Lounge

16' 4" x 11' 5" (4.98m x 3.48m)

Dining Room

11' 4" x 10' 0" (3.45m x 3.05m)

Kitchen

21' 1" x 10' 9" (6.43m x 3.28m)

W.C

Study (part Converted from the gaarge)

9' 11" x 8' 5" (3.02m x 2.57m)

First Floor Landing

Bedroom One

11' 3" x 11' 0" (3.43m x 3.35m)

En-Suite

Bedroom Two

11' 8" x 9' 4" (3.56m x 2.84m)

En-Suite

Bedroom Three

11' 3" x 9' 11" (3.43m x 3.02m)

Bedroom Four

9' 5" x 7' 10" (2.87m x 2.39m)

Bathroom

6' 8" x 6' 2" (2.03m x 1.88m)

Rear Garden

With Hot Tub that we have been informed will stay.

Bar

16' 1" x 7' 11" (4.90m x 2.41m)

Garage

8' 8" x 7' 8" (2.64m x 2.34m)

Driveway

