







This exceptional contemporary family home showcases modern design with practical elegance and is beautifully arranged over three impressive floors. From the moment you step into the bright and welcoming entrance hall, you're drawn through to the heart of the home, a stunning open-plan kitchen and dining area, perfect for family gatherings or entertaining friends, with direct access to the rear garden through impressive bi-fold doors for effortless indoor-outdoor living. The ground floor also offers a WC, handy understairs storage, and internal access to the integral garage. On the first floor, a showstopping living room bathed in natural light features a gallery adding dramatic height and a sense of space, while overlooking the dining area, garden and countryside beyond. A generous bedroom and a modern family shower/bathroom are also located on this floor. The top floor is dedicated to two spacious double bedrooms, including a luxurious main suite with its own en-suite shower room/WC, making it an ideal retreat. Outside, a paved driveway offers parking for two vehicles and access to the garage, while the private rear garden is a tranquil, lush, green escape complete with a sun-soaked terrace, perfect for relaxing or summer entertaining. Ideally located close to excellent schools, local shops, and convenient transport links, this is a truly special home that combines space, style, and functionality for the modern family. EPC RATING = C



Guide Price £430,000

Tenure Freehold

Property Type Semi-Detached House

Receptions 2

Bedrooms 3

Bathrooms 2

Heating Gas

EPC Rating C

Council Tax Band E

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.

The accommodation comprises

Ground floor

Entrance hall

WC

Kitchen/Dining room

20' 4" x 16' 4" (6.20m x 4.98m)

First floor

First Floor Landing





Living room

16' 3" x 13' 1" (4.95m x 3.99m)

Bedroom three

13' 11" x 11' 4" (4.24m x 3.45m)

Bathroom

Second floor

Second Floor Landing

Bedroom one

13' 9" x 12' 9" (4.19m x 3.89m)

En suite shower room

Bedroom two

13' 11" x 13' 3" (4.24m x 4.04m)

Outside

Driveway and integral garage to front

17' 10" x 8' 7" (5.44m x 2.62m)

Attractive garden to rear







64

16 VX0

62

60

Approximate Gross Internal Area (Excluding Garage) = 143 sq m / 1543 sq ft
Garage = 14 sq m / 153 sq ft

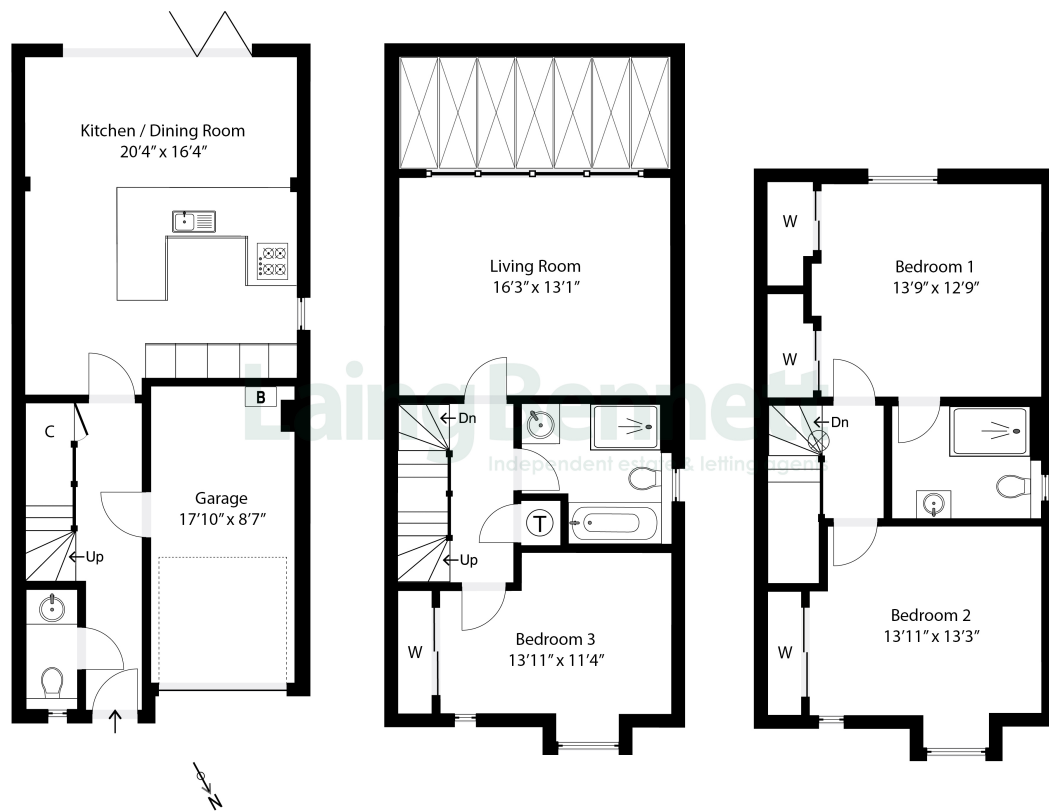


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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EU Directive (2002/91/EC)



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