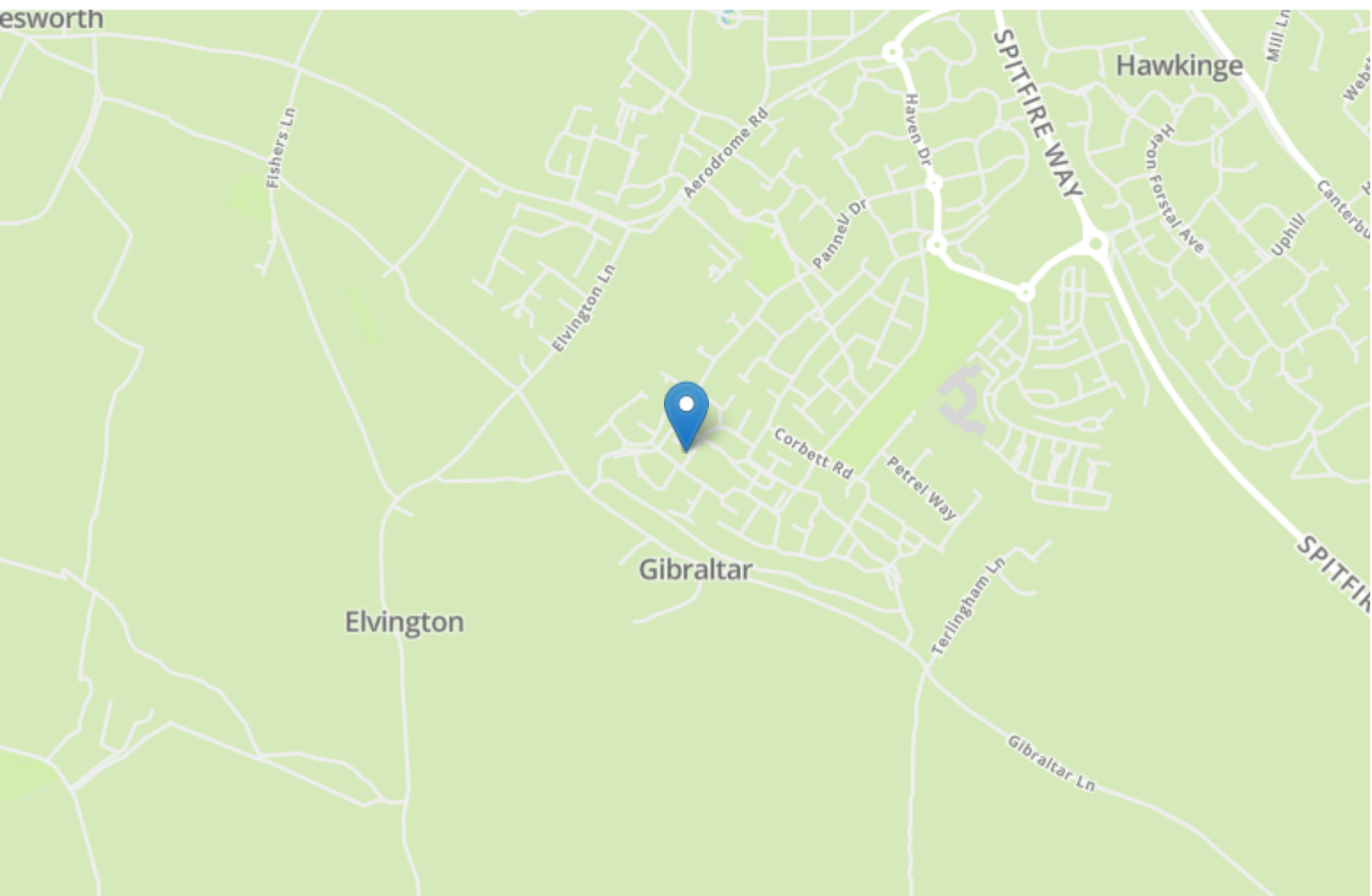




44 Atkinson Road

HAWKINGE, Folkestone
CT18 7SB

£525,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Set in a desirable location within the sought-after village of Hawkinge, this impressive six-bedroom detached family home has been comprehensively renovated throughout, offering the perfect blend of modern design, generous proportions, and versatile living spaces. Upon entering, you are greeted by a welcoming entrance hall that flows effortlessly into a spacious lounge—a perfect retreat for family relaxation. The heart of the home is the stunning open-plan kitchen and dining area, thoughtfully redesigned with premium cabinetry, integrated appliances, and elegant finishes, creating an inviting space for both entertaining and everyday living. A dedicated study provides the ideal environment for remote work or quiet study, complemented by a ground floor cloakroom/W.C. The first and second floors reveal six well-proportioned bedrooms, including a luxurious principal suite with a sleek en-suite shower room. Two additional bedrooms also benefit from private en-suites, while a contemporary family bathroom completes the upper accommodation. Externally, the property enjoys off-road parking and a tandem garage, part of which has been tastefully converted into an external office—ideal for business use, a gym, or creative studio. Formerly configured as an annex, this space offers excellent potential for flexible family living or guest accommodation. Every detail of this



Entrance Hall

With staircase to the first floor landing, oak flooring and doors to;

Lounge

16' 4" x 12' 1" (4.98m x 3.68m)

Kitchen/Diner

18' 2" x 9' 3" (5.54m x 2.82m)

Study

9' 5" x 9' 2" (2.87m x 2.79m)

Cloakroom

With a low level W.C, wash hand basin, tiled floor and radiator.

First Floor Landing

With the staircase to the second floor landing, airing cupboard and doors to;

Bedroom One

9' 9" x 9' 5" (2.97m x 2.87m)

En-Suite

Bedroom Two

9' 5" x 9' 5" (2.87m x 2.87m)

En-Suite

Bedroom Three

9' 0" x 7' 1" (2.74m x 2.16m)

Bedroom Four

9' 9" x 6' 7" (2.97m x 2.01m)

Family Bathroom

6' 7" x 6' 0" (2.01m x 1.83m)

Second Floor Landing

With doors to;

Bedroom Five

12' 10" x 12' 9" (3.91m x 3.89m)

En-Suite

6' 7" x 6' 4" (2.01m x 1.93m)

Bedroom Six

16' 1" x 9' 5" (4.90m x 2.87m)

Garden

Converted Garage space/Potential Annex

23' 1" x 8' 1" (7.04m x 2.46m)

Front Garage/Store

9' 1" x 7' 9" (2.77m x 2.36m)

