



11 St Marys Drive, Etchinghill, Folkestone, Kent, CT18 8NQ

EPC Rating = C

Guide Price £399,995





A superbly positioned well presented three bedroom home situated in a desirable cul du sac within the ever popular village of Etchinghill overlooking an attractive green space. Accommodation comprises: Ground floor - Covered entrance, entrance hall with under stairs cupboard, cloakroom/WC, kitchen/breakfast room with a door to a handy utility room, living/dining room with attractive fireplace fitted with a coal effect fire and sliding glazed patio doors to the rear garden. First floor - Landing, main bedroom with built in wardrobe cupboard and door to en suite shower room/WC, family bathroom/WC, bedroom two and three. Outside: Attached garage approached over paved driveway providing off road parking. The front garden is laid to lawn and the rear garden is a particularly attractive feature to the property offering a good degree of seclusion, with a sun terrace, lawn and well stocked colourful border beds. EPC Rating = C

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Tenure Freehold

Property Type Detached House

Receptions 1

Bedrooms 3

Bathrooms 2

Parking Driveway & garage

Heating Gas

EPC Rating C

Council Tax Band D

Folkestone & Hythe District Council



Situation

This property is located in the centre of the village of Etchinghill in a most sought after location overlooking the green. Amenities include a golf course with a private function room bar/restaurant, a great public house, village hall and bus stops with regular services to both Folkestone and Canterbury. The next door village of Lyminge has a primary school, library, post office and general store, two doctors' surgeries, ladies and gents hairdressers, a pub and a Chinese restaurant. The High Speed rail service to London takes just over 50 minutes which is available in the nearby town of Folkestone.



The accommodation comprises

Ground floor

Entrance

Kitchen/breakfast room

11' 7" x 9' 5" (3.53m x 2.87m)

Utility room

6' 6" x 4' 8" (1.98m x 1.42m)

Cloak room/WC

Living/Dining room

15' 7" x 11' 9" (4.75m x 3.58m)



First floor

Landing

Bedroom one

13' 6" x 9' 10" (4.11m x 3.00m) with door to:

En suite shower room/WC

Bedroom two

10' 7" x 9' 1" (3.23m x 2.77m)

Bedroom three

9' 5" x 6' 3" (2.87m x 1.91m)

Bathroom/WC

Outside

Garage and drive way parking

20' 4" x 8' 7" (6.20m x 2.62m)

Gardens

The front garden is laid to lawn and the rear garden is a particularly attractive feature to the property offering a good degree of seclusion, with a sun terrace, lawn and well stocked colourful border beds.







Approximate Gross Internal Area (Including Low Ceiling) = 81 sq m / 875 sq ft
 Garage = 16 sq m / 172 sq ft

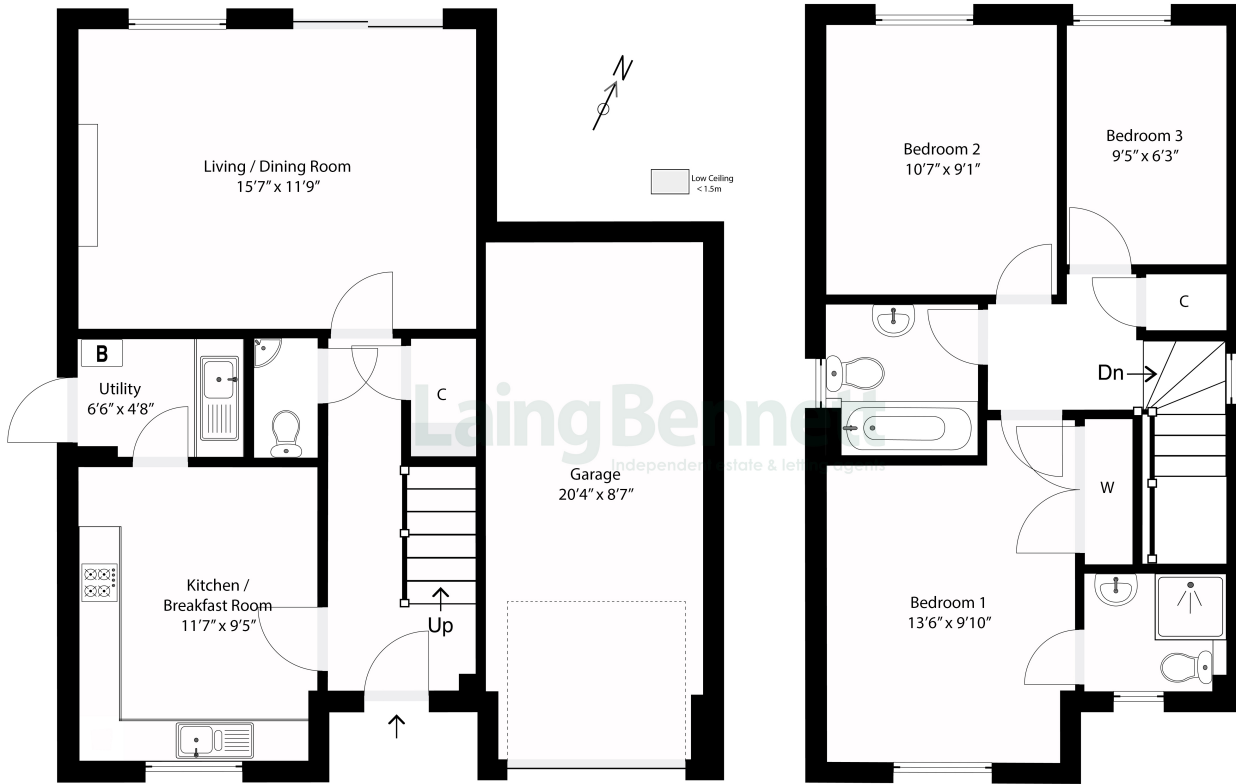


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		73
(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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