



5 James Close, Lyminge, Folkestone, Kent, CT18 8NL

EPC Rating = C

Guide Price £665,000





This beautifully presented and impressively extended four bedroom home, has been beautifully refurbished with exceptional attention to detail. Upon entry, you're greeted by a striking American oak staircase which rises to a spacious, bright landing. The first floor offers three large double bedrooms, a family bathroom/WC, and an additional room that can function as a fourth bedroom or office. The main bedroom is a tranquil retreat, featuring a spacious walk-in wardrobe and delightful garden views through elegant French doors. Its modern en suite bathroom has a WC, walk-in shower and premium fittings. On the ground floor, the property features a cloakroom/WC and three expansive reception rooms, each with modern French doors opening onto the garden which is divided into two sections of a patio area adjacent to the kitchen and a large, south-facing garden. This outdoor space, is ideal for both entertaining and relaxation. The garage is accessed over a driveway providing off road parking. Conveniently located near a popular primary school and within walking distance to local amenities, this property offers both luxury and practicality for modern living. EPC Rating: C



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Tenure Freehold

Property Type Detached House

Receptions 3

Bedrooms 4

Bathrooms 2

Heating Gas

EPC Rating C

Situation

The property is situated a popular cul de sac 'James Close' in the village of Lyminge which is nestled in the spectacular North downs which has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefitting from the amenities the village has to offer. There is a Post Office & convenience Shop, hairdressers, two Doctors surgeries, Chemist and Primary School. The village offers various clubs and societies and there are good bus links to both Canterbury and Folkestone. Lyminge is a thriving community with lots of activities for all ages. In the nearby town of Folkestone there are mainline railway stations with High Speed services to London.

The accommodation comprises

Ground floor

Entrance hall

Living room

18' 10" x 13' 2" (5.74m x 4.01m)

Kitchen/Breakfast room

18' 6" x 11' 9" (5.64m x 3.58m)

Dining/Family room

19' 7" x 11' 4" (5.97m x 3.45m)



First floor

Landing

Family Bathroom/W.C

Walk in wardrobe

Leading to:

Bedroom one

16' 1" x 11' 3" (4.90m x 3.43m)

En suite shower room/W.C

Bedroom two

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

Bedroom three

10' 4" x 10' 3" (3.15m x 3.12m)

Bedroom four

8' 4" x 8' 2" (2.54m x 2.49m)

Outside

Garage

17' 5" x 8' 11" (5.31m x 2.72m) approached
over driveway

Attractive garden







Approximate Gross Internal Area (Including Low Ceiling) = 147 sq m / 1581 sq ft
 Garage = 14 sq m / 156 sq ft

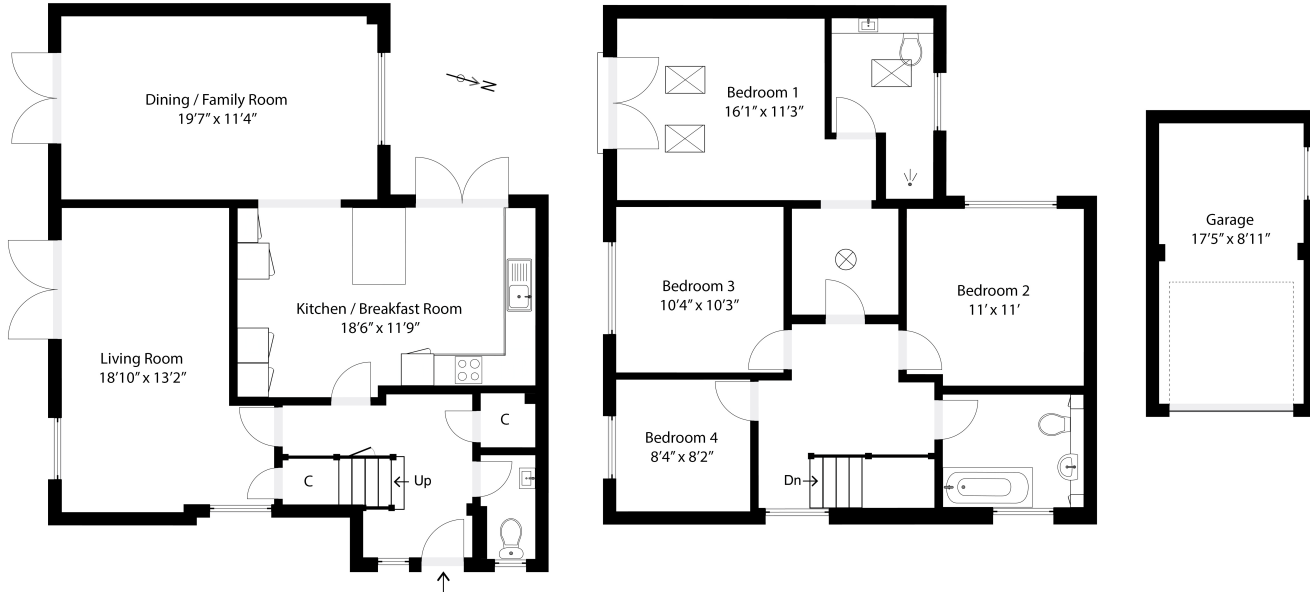


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

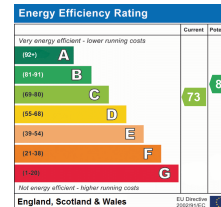
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