

Surveyors  
Valuers

**LAWRENCE & Co**  
- of Hythe -

Estate  
Agents

49 High Street, Hythe, Kent CT21 5AD



## 11 THERESA ROAD HYTHE

**£399,950 Freehold**

Situated in a prime location, moments from the beach and a short walk from the town centre. This impeccably presented house has been thoughtfully extended and has been designed to compliment modern day lifestyles with a large open plan family/dining room, well fitted kitchen, separate sitting room, utility room, 3 bedrooms and a bathroom. Garden and off road parking.



[www.lawrenceandco.co.uk](http://www.lawrenceandco.co.uk)

Tel: 01303 266022

email: [findahome@lawrenceandco.co.uk](mailto:findahome@lawrenceandco.co.uk)

# 11 Theresa Road Hythe CT21 6HA

**Entrance Hall, Sitting Room, Kitchen  
Family/Dining Room, Utility Room  
3 Bedrooms, Bathroom  
Front & Rear Gardens, Off-road Parking**

## **SITUATION**

Theresa Road is a particularly sought after residential location on level ground, to the south of the Royal Military Canal, moments from the seafront and a short, level walk from the busy High Street with 4 supermarkets (including Waitrose, Aldi and Sainsburys), range of independent shops, boutiques, cafes and restaurants. There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, water sports, etc. The property is also in the catchment area for Hythe Bay Primary School and only a short walk from it. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 2½ miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West).  
(All distances are approximate.)

## **DESCRIPTION**

This much loved family home has been considerably improved over the years, including a carefully planned extension to the rear, resulting in light and airy, generous living accommodation which has been designed to compliment a modern lifestyle. The house is smartly presented throughout in an attractive contemporary style.

The accommodation includes an entrance hall, very comfortable sitting room with deep bay window, fitted kitchen/breakfast room open plan to the family/dining room with patio doors to the rear garden. There is also a separate utility room. The first floor comprises three bedrooms and a sleek contemporary family bathroom.

The accommodation comprises:

storage cupboards, radiator, double glazed window to side, doors to:

Covered Porch with uPVC and obscure double glazed door opening to:

### **ENTRANCE HALL**

Staircase to first floor with stripped pine moulded handrail, square banister rails and terminating in a square newel post, picture rail, coved ceiling, access to understairs

### **SITTING ROOM**

Timber effect flooring, attractive timber fireplace surround with marble insert incorporating recessed coal effect living flame gas fire above a marble hearth, picture rail, coved ceiling, bay with double glazed windows to front with recessed lighting above, radiator.

## **KITCHEN**

Well fitted with a comprehensive range of base cupboard and drawer units incorporating space and plumbing for free-standing washing machine, rolltop work surface inset with 1½ bowl stainless steel sink and drainer unit with mixer tap and 5-burner stainless steel Neff gas hob with tiled splashbacks and Whirlpool filter hood above, range of coordinating wall cupboards with concealed lighting beneath, integrated 'eye-level' double oven/grill, recessed lighting, radiator, door to utility cupboard, square archway leading to:

## **FAMILY/DINING ROOM**

A generous space set beneath a vaulted high level double glazed rooflight, recessed lighting, tiled floor with underfloor heating, double glazed window to side, double glazed casement doors with double glazed windows to either side opening to and overlooking the rear garden.

## **UTILITY ROOM**

A useful space currently being used for storage and to house the wall mounted gas fired boiler but also equipped with plumbing so could be altered to provide a ground floor wc, double glazed window to side.

## **FIRST FLOOR LANDING**

Access to loft space via hatch fitted with loft ladder, double glazed window to side, doors to:

## **BEDROOM 1**

Picture rail, coved ceiling, recessed lighting, double glazed window to front, radiator.

## **BEDROOM 2**

Shelved heated linen cupboard housing factory lagged hot water cylinder, picture rail, coved ceiling, double glazed window to rear overlooking the garden, radiator.

## **BEDROOM 3**

Built-in wardrobe equipped with shelf and hanging rail, picture rail, coved ceiling, double glazed window to front, radiator.

## **BATHROOM**

Fitted with a contemporary suite comprising panelled fitted with mixer tap and separate thermostatically controlled shower, wall hung wash basin with vanity drawers below, close coupled wc, timber effect flooring, tiled walls, mirrored wall cabinet, recessed lighting, extractor fan, obscure double glazed window to rear, two heated ladder rack towel rails.

## **OUTSIDE**

### **Front Garden**

The garden to the front of the property has been block paved for ease of maintenance and providing off road parking with a dropped kerb spanning the width of the house.

### **Rear Garden**

The garden to the rear of the property is well enclosed by close boarded timber panelled fencing and in part topped with trellis. Directly to the rear of the property and spanning the width of it is an attractive paved terrace extending to the remainder of the garden which is laid extensively to lawn incorporating a concrete hardstanding housing a timber framed garden shed and a free-standing weather boarded summerhouse with double glazed door and window. Outside tap, outside power point, outside lighting set into the fascia board of the extension.

## **COUNCIL TAX**

Band C – approx £1,587 (2018/19) Shepway District Council.

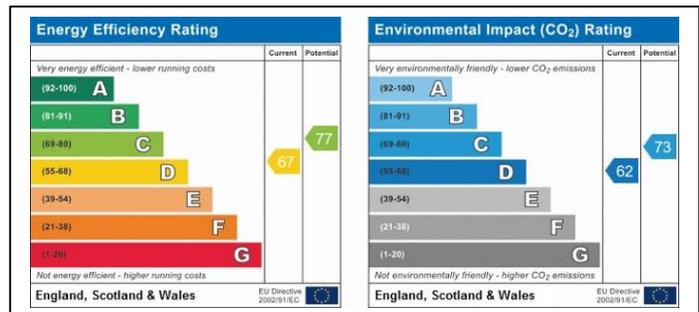
## **VIEWING**

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**





Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.

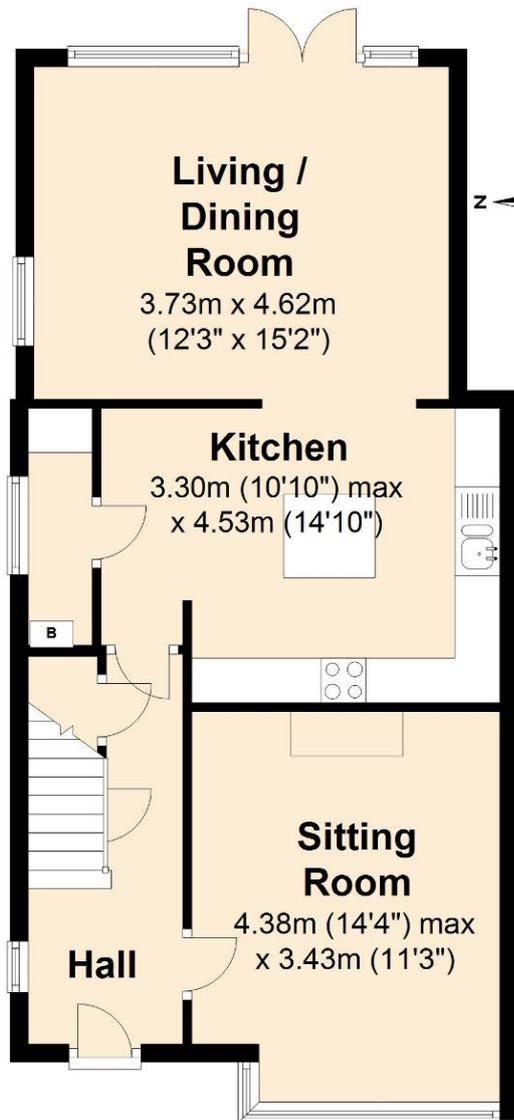






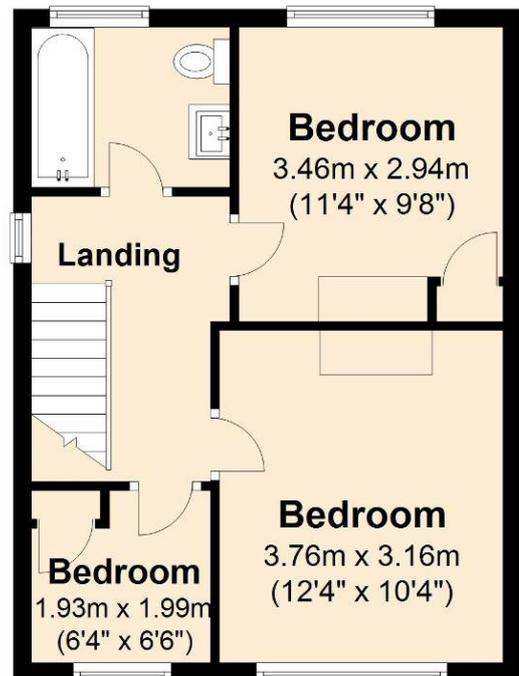
## Ground Floor

Approx. 57.1 sq. metres (615.0 sq. feet)



## First Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



Total area: approx. 95.1 sq. metres (1023.8 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.

Plan produced using PlanUp.