



Folks Wood Way, , Lympne, CT21 4EW

- FOUR BEDROOM DETACHED FAMILY HOME
- KITCHEN/BREAKFAST ROOM AND UTILITY ROOM
- ENCLOSED REAR GARDEN
- ON A QUIET CUL DE SAC
- NEWLY INSTALLED BOILER
- THREE RECEPTION ROOMS AND STUDY
- TWO EN SUITES AND FAMILY BATHROOM
- DOUBLE GARAGE AND DRIVEWAY
- SOUGHT AFTER VILLAGE LOCATION

Asking Price £550,000



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DESCRIPTION

Welcome to this spacious detached family house located in the sought-after village of Lympne. This property boasts four spacious bedrooms, perfect for a growing family or those in need of extra space. The four reception rooms offer versatility and ample space for entertaining guests or simply relaxing with your loved ones.

Built in 2001, this modern property features an en suite bathroom, en suite shower room to guest bedroom, in addition to a family bathroom, providing convenience and comfort for all residents. The enclosed rear garden offers privacy and a peaceful retreat for outdoor activities or enjoying a cup of tea in the fresh air. The kitchen/breakfast room offers a range of wall and base units with integrated oven, hob, extractor canopy, spaces for dishwasher and fridge/freezer. In addition there is a utility room offering spaces for washing machine, tumble dryer and newly installed boiler.

One of the highlights of this property is the double garage, providing secure parking for your vehicles and additional storage space. With parking available for up to four vehicles, you'll never have to worry about finding space for your cars when returning home.

Situated in a quiet cul-de-sac, this home offers a tranquil environment away from the hustle and bustle of city life. Lympne's charm and community spirit make it a desirable location for those seeking a peaceful village lifestyle.

Don't miss out on the opportunity to make this beautiful property your new home. Contact us today to arrange a viewing and experience the comfort and convenience this house has to offer.

Services - Mains water, gas, electricity and sewerage

Heating - Gas central heating

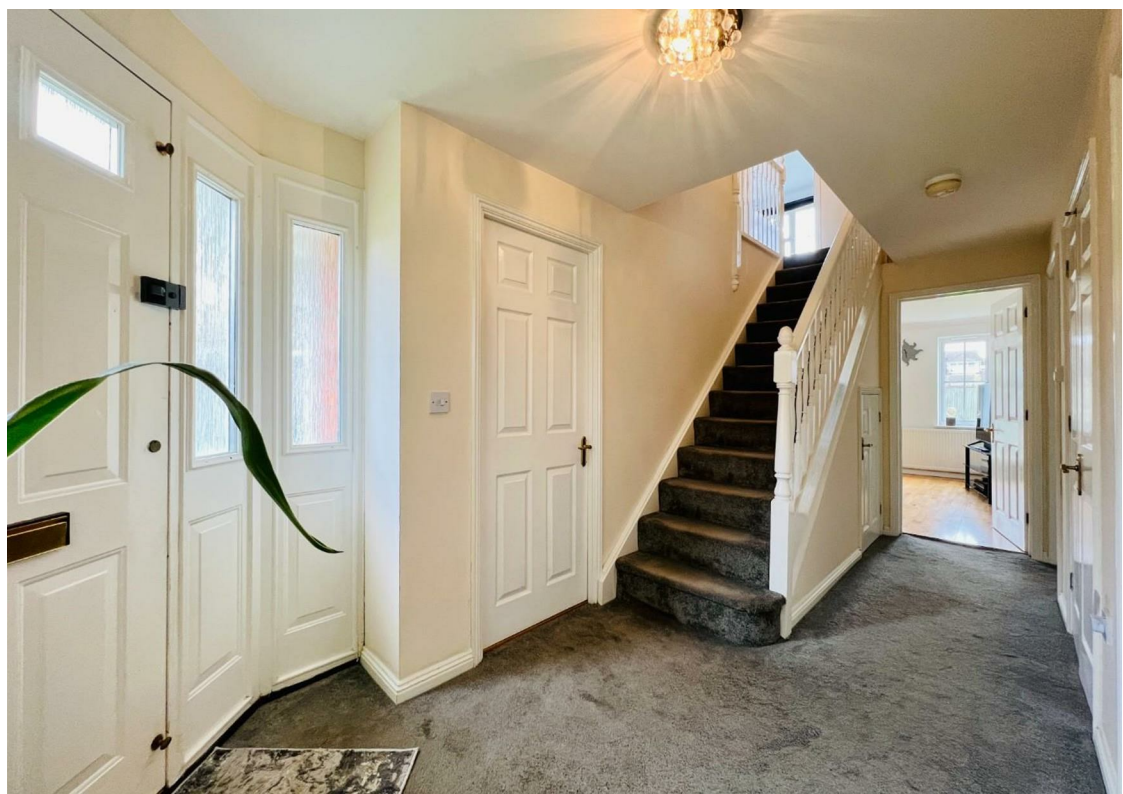
Broadband - Ultrafast Full Fibre (download speed is 245Mbps).

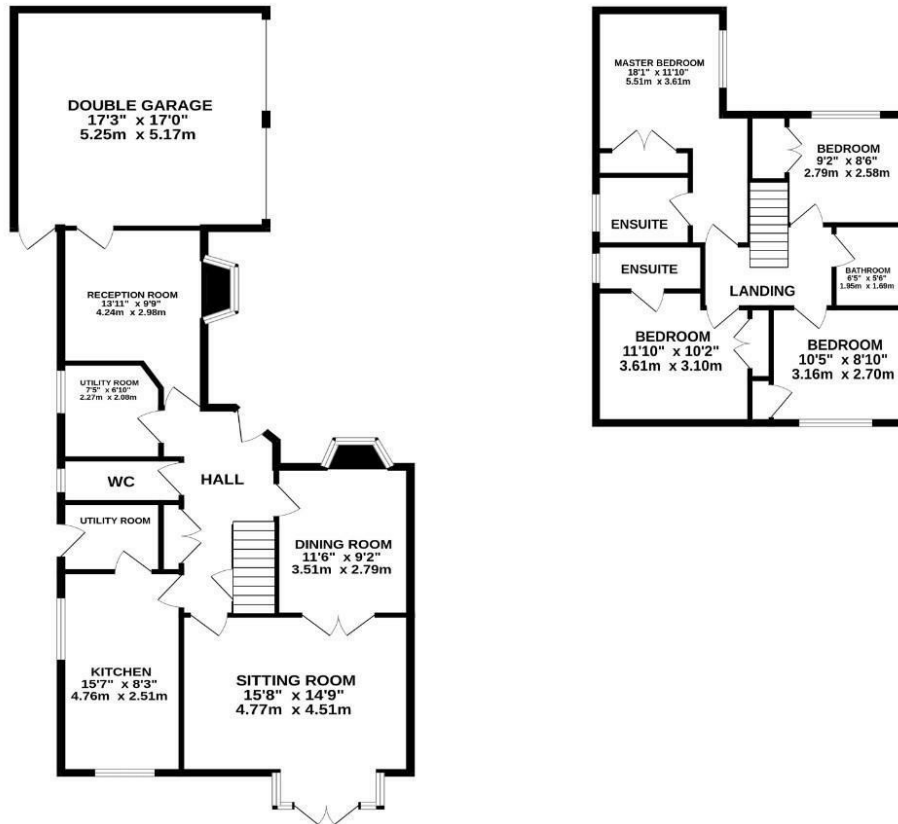
Mobile Phone coverage - Okay - Good

Flood Risk - Very Low

Within the boundary of the plot (rear garden), a sewer easement runs along an area between the property boundary fence and the neighbouring fence. This information is detailed on the legal plan.







TOTAL FLOOR AREA: 1738 sq.ft. (161.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

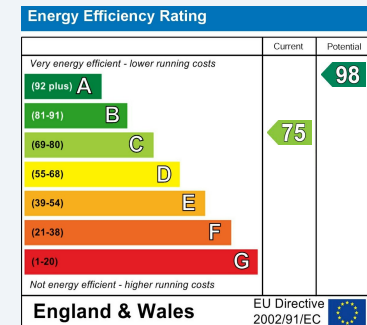
Please contact hythe@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

