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## 24 FISHER CLOSE HYTHE

**£695,000 Freehold**

Well situated on one of Hythe's most desirable cul-de-sacs on level ground, close to the seafront and a short walk from Waitrose and the town centre, a handsome 4 bedroom (1 en-suite), 3 reception room, neo Georgian detached house which backs onto the South Road Playing Fields. Pretty garden, double garage and parking.



**24 Fisher Close  
Hythe  
CT21 6AB**

**Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room, Conservatory  
Fitted Kitchen, Cloakroom/Utility,  
Principal Bedroom with En-Suite Shower Room  
Three Further Bedrooms, Family Bathroom  
Double Garage, Off Road Parking, West Facing Rear Garden**

**DESCRIPTION**

This handsome double fronted neo Georgian detached house occupies a prime position at the end of this ever sought after cul-de-sac. The property backs onto and enjoys a superb open vista over the South Road Playing Fields to the rear. The property appears to have been generally well maintained and in recent years has benefitted from a replacement kitchen and bathrooms although there is still scope for some general improvement.

The accommodation is of particularly comfortable proportions and totals in the region of 1680 square feet. This includes a generous entrance hall leading to the double aspect sitting room beyond which is the conservatory, dining room, kitchen/breakfast room and utility/cloakroom. On the first floor the galleried landing leads to four very comfortable bedrooms, three with built in wardrobes, the principal bedroom with an en-suite bathroom, and a family shower room.

Outside there is a good frontage to Fisher Close and a generous driveway accessing the attached double garage and providing parking for two vehicles side by side. To the rear the garden enjoys a sunny south westerly aspect with direct access to the South Road Playing Fields and an appealing open aspect over them.

**SITUATION**

The property is situated in an exclusive cul-de-sac on level ground only minutes from the attractive unspoilt seafront and beach and the historic Royal Military Canal. The town centre with its busy High Street, 4 supermarkets (including Waitrose & Sainsbury) and range of independent shops, boutiques, cafes, restaurants, and doctors surgeries is a short walk away. There is a wide range of sporting and leisure facilities available nearby, including the Hotel Imperial Leisure Centre (which is virtually on the door step ), cricket, lawn tennis, bowls, 2 golf courses and sailing clubs, etc., many of which are a short walk along the canal bank.

The area is fortunate in having particularly good communications as there is a main line railway station and access points for the M20 motorway (Junctions 11 and 12) only 3 and 4 miles away respectively, making it possible to reach Central London within about 1½ hours by both road and rail. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is only just over three miles away and Ashford International Passenger Terminal with regular Eurostar services to Paris & Brussels (both 2 hours) is only 20 minutes by car. Folkestone West (approx 5 miles distant) offers a high speed service to London St Pancras with journey times of under an hour. The ferry port of Dover is 12 miles away. (All distances are approximate).

The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via a uPVC and double glazed door with uPVC and double glazed panels to either side, tiled floor, door with obscure glazed panels to either side opening to:

### **ENTRANCE HALL**

Stairs to first floor, door to understairs storage cupboard, double doors to dining room, doors to kitchen and sitting room, door to Inner Lobby with built in cupboard and door to:

### **CLOAKROOM/UTILITY**

Wash hand basin set into worktop with cupboards beneath and space and plumbing for washing machine, low level wc, part tiled walls, obscure glazed window to rear, radiator.

### **SITTING ROOM**

A generous space running the depth of the property with attractive fireplace surround inset with electric fire, glazed casement door with windows to either side opening to and looking through the conservatory to the rear garden, double glazed bay window to front, coved ceiling, radiator, two wall light points.

### **CONSERVATORY**

Of uPVC and double glazed construction beneath a pitched polycarbonate roof and with doors opening to and overlooking the rear garden and with views over the playing fields and up the hillside and of St Leonard's church in the distance.

### **DINING ROOM**

Double glazed bay window to front, coved ceiling, radiator, obscure glazed door to Kitchen.

### **KITCHEN/BREAKFAST ROOM**

Well fitted with a comprehensive range of base cupboards and drawer units incorporating deep pan drawers, integrated dishwasher, square edged granite worktops inset with one and half bowl stainless steel sink with mixer tap and grooved drainer to

side, coordinating splashbacks, further bank of coordinating cupboards incorporating integrated fridge and freezer, pull out larder cupboard, eye level Neff double oven, double glazed window overlooking the rear garden, recessed lighting, radiator, door to garage.

### **FIRST FLOOR LANDING**

Access to loft space, double glazed window to front, doors to:

### **BEDROOM 1**

A pair of built in wardrobe cupboards, double glazed window to front, door to

### **EN-SUITE BATHROOM**

Panelled bath with mixer tap and hand held shower attachment, low level WC with concealed cistern, wash hand basin set into vanity cupboard with worktop to side and cupboards below, tiled walls, radiator, obscure glazed window to rear and side, recessed lighting.

### **BEDROOM 2**

Built in wardrobe cupboard, double glazed window to front, coved ceiling, radiator.

### **BEDROOM 3**

Built in wardrobe cupboard, double glazed window to rear with views across the playing field an up Hythe's pretty hillside, radiator.

### **BEDROOM 4**

Double glazed window to rear, with views across the playing field an up Hythe's pretty hillside, radiator.

### **SHOWER ROOM**

Walk-in shower enclosure, range of built in vanity cupboards incorporating low level w.c. with concealed cistern, roll top work surfaces inset with wash basin, tiled splash backs, part mirrored wall cabinet, double glazed window to rear, radiator.











## **OUTSIDE**

### **FRONT GARDEN**

Block paved for ease of maintenance and joining the block paved double width driveway before the:-

### **DOUBLE GARAGE**

Electric door, power and light, personal door to rear garden, double glazed window to rear, wall mounted Worcester gas boiler.

### **REAR GARDEN**

Directly to the rear of the property is a generous paved patio area, the remainder of the garden is mainly laid to lawn, with a raised border planted with a variety of shrubs, herbaceous and other plants. The garden enjoys views over the playing fields and up the hillside to St Leonard s church in the distance.

## **COUNCIL TAX**

Band F approx. £2810.91 (2020/21)  
Folkestone & Hythe District Council.

## **VIEWING**

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

## **EPC RATING BAND C**



**IMAGE TAKEN FROM THE THIRD BEDROOM.**

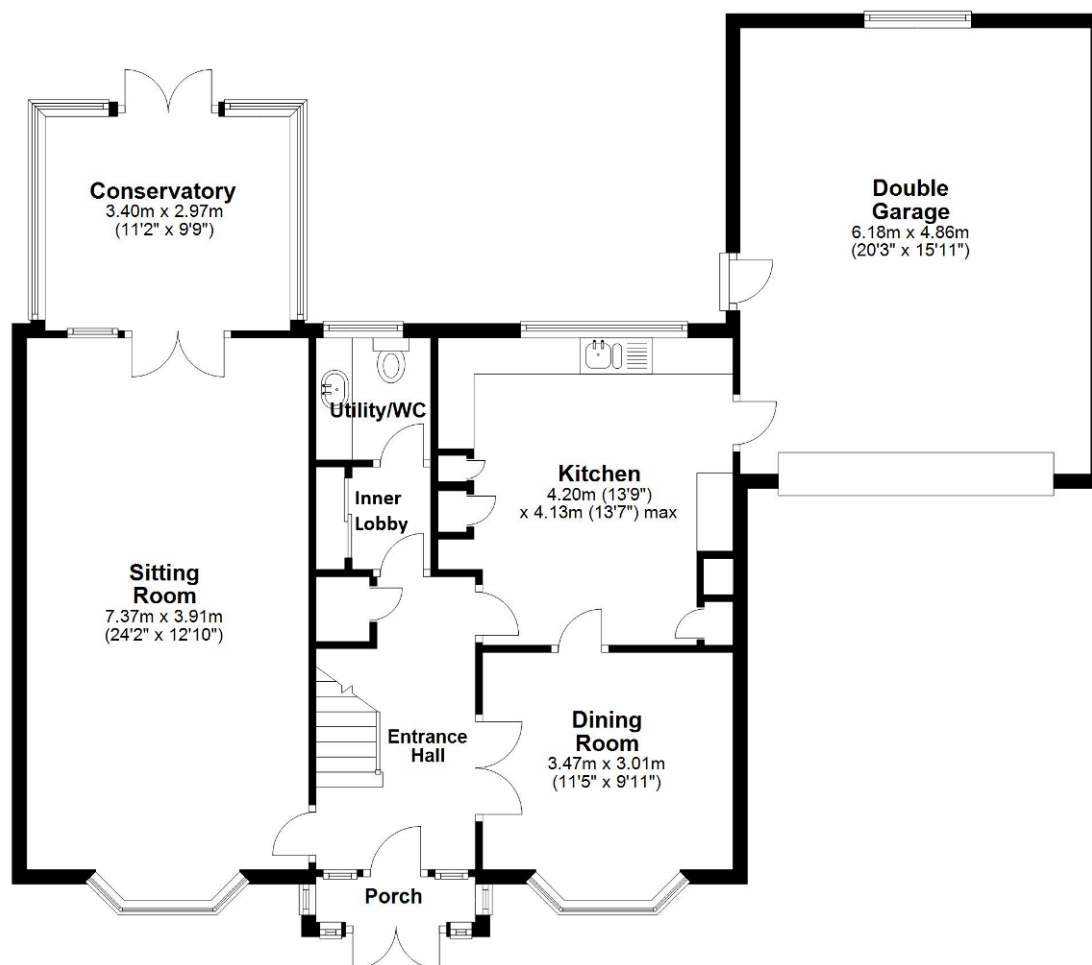




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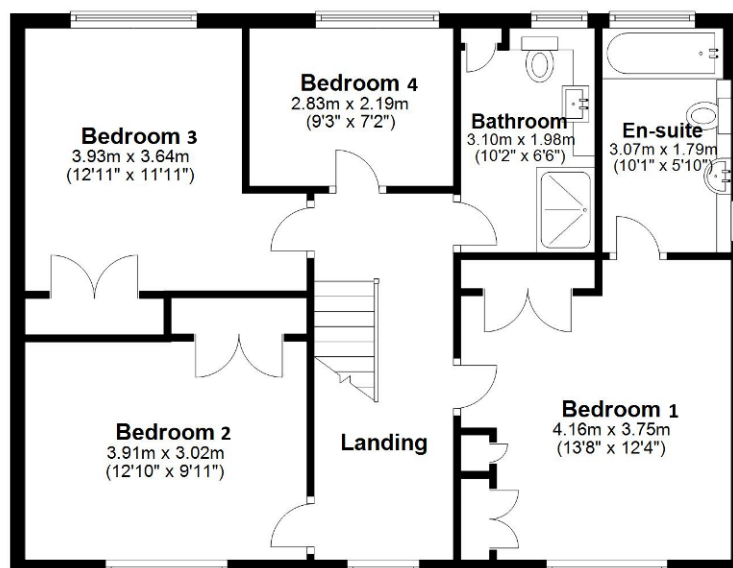
## Ground Floor

Approx. 84.6 sq. metres (910.7 sq. feet)



## First Floor

Approx. 71.5 sq. metres (770.1 sq. feet)



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Plan produced using PlanUp.