



**39 Stansfeld Avenue, Hawkinge**

Offers in Region of **£675,000**



**ANDREW & CO**  
ESTATE AGENTS



## 39 Stansfeld Avenue

Hawkinge, Folkestone

Elegant 5-bed detached house boasts sophisticated design and energy efficiency. Standout features include a brand new open-plan kitchen, captivating loft conversion, log burner and landscaped garden with patio and hot tub area. With a double garage and ample storage, it's a haven of luxury living.

Tenure: Freehold

- Offers in Region of £675,000
- Detached Property
- Five Bedrooms
- Breathtaking New Open Plan Kitchen / Entertaining Area
- Stunning Loft Conversion With Bedroom & Shower Room
- Large Double Garage
- Stunning Garden
- EPC Rating "C"



### ENTRANCE HALLWAY

12' 8" x 8' 1" (3.85m x 2.47m)

New composite glazed front door, tiled flooring, stairs to first floor landing with glass balustrades and oak handles, large UPVC double glazed window to the stairs with plantation shutters, solid oak doors throughout downstairs, coving and two storage cupboards. Hive heating system and designer radiator.

### KITCHEN/DINING ROOM

17' 10" x 16' 8" (5.44m x 5.07m)

Stunning fully open plan Kitchen/Diner which has been extended to the rear with modern Bi-Fold doors overlooking the garden and skylight window drawing in sunlight. Kitchen comprises of matching wall and base units in high gloss grey, Quartz worktops and lovely tiled flooring with underfloor heating. Plenty of soft close storage units and high end appliances; integrated fridge and separate full-size AEG fridge and full-size AEG freezer, two pyrolytic AEG fan ovens, AEG microwave oven and AEG coffee machine. Various chopping boards throughout the Kitchen match the modern splashbacks behind the 5-point induction hob. The large centre island has seating areas, sunken plug sockets, Belfast style sink with Quooker hot water tap, dishwasher, plenty of storage and pull-out refuse bin. Kitchen also has two large larder cupboards, entertainment area to the middle with TV, smart meter and Quartz work tops, designer radiator on the wall.

### UTILITY AREA

7' 11" x 5' 6" (2.42m x 1.67m)

UPVC glazed door to the side of the rear garden and matching wall and base units, Quartz worktops, tiled flooring and splashbacks to the Kitchen. Utility includes integrated Neff washing machine, integrated tumble dryer, cupboard housing combi-boiler and Belfast Style sink with tap.





## LOUNGE

17' 11" x 11' 10" (5.45m x 3.61m)

Bi-fold doors across the back of the lounge lead to a large, bright conservatory. Lounge has beautiful Amtico flooring, impressive free-standing log burner with glass halves and stylish flue vent to the wall, coving and designer radiator.

## CONSERVATORY

16' 3" x 13' 6" (4.95m x 4.12m)

Bright, pitched roof Conservatory with sky light opening windows to the pitch, UPVC double glazed windows around the outside with openings at the top and part brick built around the bottom. Conservatory has matching Amtico flooring to the lounge and underfloor heating, stylish wall lights and plug-in TV to the wall above the Bi-Fold doors. UPVC double glazed patio doors lead out to the patio area of the rear garden perfect for indoor/outdoor living.

## OFFICE/DINING ROOM

12' 6" x 11' 10" (3.82m x 3.60m)

Previously the dining room but now used as a large office this room has UPVC double glazed windows to the front of the property with plantation shutters, matching Amtico flooring, designer radiator, coving and TV socket on far wall.

## CLOAKROOM

6' 0" x 3' 5" (1.83m x 1.03m)

UPVC double glazed frosted window to the front of the property, matching tiled floor to kitchen and hallway, close coupled w/c, vanity unit housing the hand basin, heated towel rail, large mirror and coving.



**FIRST FLOOR LANDING**

11' 3" x 11' 0" (3.43m x 3.35m)

Beautiful UPVC double glazed feature window leading up the stairs and further UPVC double glazed window in the dormer to the second floor. First floor landing has stairs to the loft conversion with glass balustrades, oak handrails, newly laid carpeted floor coverings, newly installed oak fire doors, radiator, coving and airing cupboard housing the hot water tank. Doors to:-

**BEDROOM**

13' 10" x 11' 11" (4.21m x 3.64m)

UPVC double glazed window to the rear of the property with plantation shutters, oak door, built-in wardrobes, newly laid carpeted floor coverings, designer radiator and coving. Door to:-

**EN-SUITE**

8' 8" x 7' 0" (2.65m x 2.14m)

UPVC double glazed frosted window to the side of the property, tiled flooring, full-sized bath with shower attachment, separate shower cubical with thermostatic shower, pedestal hand basin, close coupled w/c, full tiled walls, heated towel rail, coving and extractor fan.

**BEDROOM**

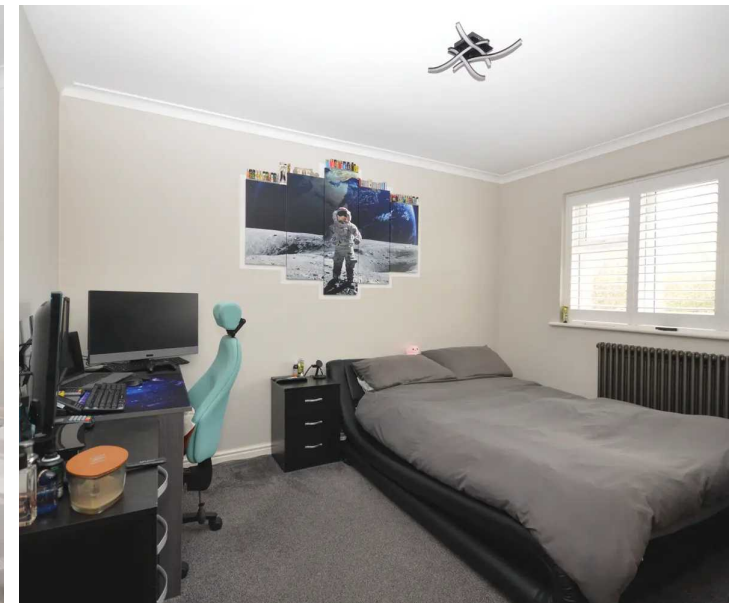
11' 11" x 9' 4" (3.63m x 2.85m)

UPVC double glazed windows to the front of the property with fitted plantation shutters, newly laid carpeted floor coverings, small built-in wardrobe, coving and designer radiator.

**BEDROOM**

12' 0" x 9' 8" (3.65m x 2.95m)

UPVC double glazed window to the rear of the property with fitted plantation shutters, oak door, built-in wardrobe, newly laid carpeted floor coverings, coving and designer radiator.





### **BEDROOM**

11' 0" x 8' 1" (3.35m x 2.47m)

UPVC double glazed window to the front of the property with fitted plantation shutters, newly laid carpeted floor coverings, coving and designer radiator.

### **FAMILY BATHROOM**

8' 10" x 6' 9" (2.68m x 2.05m)

UPVC double glazed frosted window to rear of the property, L-Shaped bath with thermostatic shower over the bath, close coupled w/c, pedestal hand basin, full-tiled walls and tiled floor, coving, heated towel rail and extractor fan.

### **LOFT CONVERSION/BEDROOM**

22' 6" x 12' 8" (6.86m x 3.86m)

An incredible open-plan loft conversion incorporates the full-size of the loft space with a separate wet room/shower room. UPVC double glazed Dormer windows have been placed to the front and rear of the property to maximise light and space and have fitted plantation shutters. Loft room has restricted head height in some areas, however with 4 Velux windows with fitted black out blinds there is a sense of space and light. Newly laid carpeted floor coverings, designed radiators, tea/coffee area and entertainment area with plug sockets and TV point make this a show-stopping room for one lucky homeowner. Door to:-

### **EN-SUITE/WET ROOM**

Brand new en-suite/wet room with Solid oak door, fully tiled walls, hand basin, heated towel rail and close coupled w/c. The large, full walk-in thermostatic shower completes the luxury feel to this incredible space.





### Ground Floor

Approx. 94.9 sq. metres (1021.0 sq. feet)



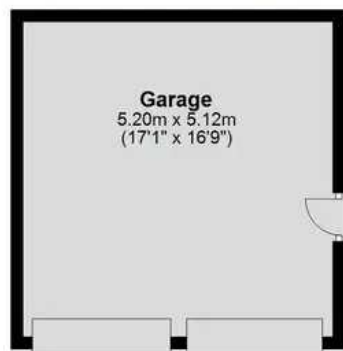
### First Floor

Approx. 65.8 sq. metres (708.1 sq. feet)



### Third Floor

Approx. 26.6 sq. metres (286.5 sq. feet)



### Second Floor

Approx. 34.7 sq. metres (373.7 sq. feet)



Total area: approx. 222.0 sq. metres (2389.2 sq. feet)

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 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.



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