



Peregrine Close

Hythe CT21 6QZ

- Detached Family Home
 - Four Bedrooms
 - Spacious Living Room
- Good Sized Conservatory
- Gardens & Off Road Parking
- Accommodation Over Three Floors
- Family Bathroom & Two En Suites
- Fitted Kitchen & Separate Dining Room
 - Home Office & Utility Room
 - Close To Royal Military Canal

Price Guide £475,000 Freehold





*** PRICE GUIDE: £475,000-£485,000 ***

Mapps Estates are delighted to bring to the market this immaculately presented four bedroom detached family home on this popular modern development on the western outskirts of Hythe. The property is presented in excellent order throughout, with accommodation arranged over three floors. To the ground floor is a spacious living room opening through to a dining room and good-sized conservatory, a fitted kitchen, home office, separate utility room and a cloakroom; to the first floor you will find a bedroom with en suite shower room, two further bedrooms and a family bathroom; the master suite takes up the top floor comprising a large bedroom with views of the Roughts to the front and a sea view to the rear, and an en suite bathroom. The property enjoys front and rear gardens and has a driveway for two cars and a storeroom. An early viewing comes highly recommended.

Located to the western side of Hythe in a popular residential area and close to the Royal Military Canal which has a cycle path into the town; regular bus services run along the nearby A259 giving access to the town centre. Here, you will find a good selection of independent shops and supermarkets including Aldi, Waitrose, Sainsbury's and Iceland. Doctors' surgeries, dentists and library are just off the town centre, with the unspoilt seafront promenade within easy reach by car. Primary schooling is available in Palmmarsh and Hythe, with secondary schooling being available in Saltwood. Grammar Schools for both girls and boys are also available in the nearby town of Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car and with the High-speed rail services available from Folkestone West Station, London St. Pancras is approximately fifty minutes away.

Reception Hall

With wooden effect metallic front door, UPVC double glazed window to side, fitted doormat, wood effect laminate floor, stairs to first floor with new carpeting, radiator, doors to cloakroom and living room.

Cloakroom

Comprising WC, wall hung wash hand basin with tiled splash back, radiator, wood effect laminate flooring, recessed downlighters, extractor fan, coved ceiling, Upvc double glazed frosted window to front.

Living Room 16'1 x 15'6 (max points)

With dual aspect UPVC double glazed windows, understairs storage area, two radiators, wood effect laminate flooring, coved ceiling, 'Hive' heating thermostat, arch through to dining room.

Dining Room 10'9 x 8'9

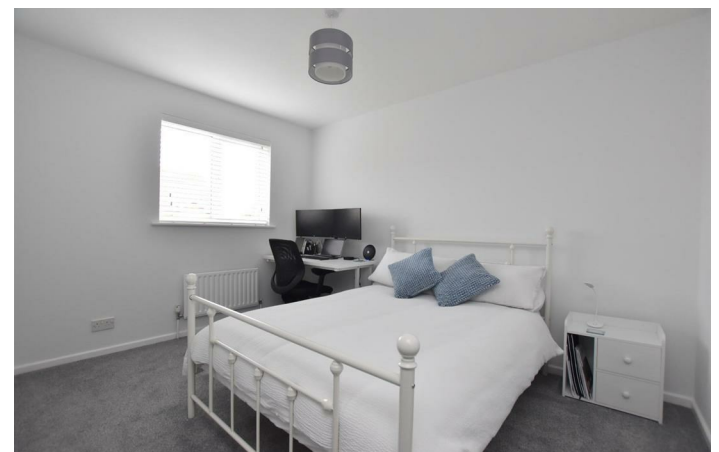
With double glazed window and sliding patio door leading out to the conservatory, coved ceiling, wood effect laminate flooring, radiator, door to office and utility, door to kitchen.

Modern Kitchen 10'9 x 7'1

With a range of matching wall and base units, wood effect square edge worksurfaces with matching upstands, space for range cooker with glass splashback and extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, integrated under counter fridge, inset one and a half bowl ceramic sink/drainer with mixer tap over, recessed downlighters, coved ceiling, wood effect laminate flooring, UPVC double glazed window to rear looking onto garden, modern Worcester Bosch gas-fired combination boiler (installed 2022).

Office Space 8'0 x 6'2

With a range of fitted storage and desktop, coved ceiling, recessed downlighters, built in storage cupboard with hanging space, wood effect laminate flooring, door to utility room.



Utility Room 8'0 x 6'11

With UPVC double glazed door to rear patio and garden, range of matching wall and base units, square edge wood effect worksurfaces, space for American style fridge/freezer, space for tumble dryer, recessed downlighters, coved ceiling, wood effect laminate flooring, radiator.

Conservatory 11'2 x 9'4

Of brick base construction with UPVC double glazed windows over, double glazed UPVC French doors to side patio and garden, wood effect laminate flooring, radiator.

First Floor:

Landing

With UPVC double glazed window to side, built in shelved linen cupboard, new carpeting, stairs to second floor and doors to:

Bedroom 12'3 x 9'8 (max points)

With UPVC double glazed window to rear, new

carpeting, radiator, door to en suite shower room.

En-Suite Shower Room

A white suite comprising WC, pedestal wash hand basin, tiled shower cubicle with bi-fold screen, tiled effect vinyl flooring, part tiled walls and shelf, extractor fan, UPVC double glazed frosted window to side.

Bedroom 11'8 x 9'7 (max points)

With UPVC double glazed window to front giving lovely views to 'The Roughs', new carpeting, radiator.

Bedroom 7'1 x 6'1

Currently used as a dressing room but would make an ideal nursery, with UPVC double glazed window to front giving lovely views to 'The Roughs', new carpeting, radiator.

Modern Family Bathroom 7'11 x 6'2

A white suite comprising panelled bath with



telephone style mixer tap and attachment over, WC, pedestal wash hand basin, tiled effect vinyl flooring, part tiled walls and shelf, coved ceiling, recessed downlighters, radiator.

Second Floor:

Half Landing

With UPVC double glazed window to side, new carpeting, door to:

Master Bedroom 18'3 x 12'1 (max points)

With UPVC double glazed dormer windows to front and rear, with view of the 'Roughs' to the front and a distant sea view to the rear, built-in eaves storage space, built-in low level double cupboards with hanging space, recessed downlighters, two radiators.

En-Suite Bathroom

A white suite comprising panelled bath with rainfall shower head and mixer tap with separate shower attachment over and shower screen to side, pedestal wash hand basin, WC, fully tiled walls,

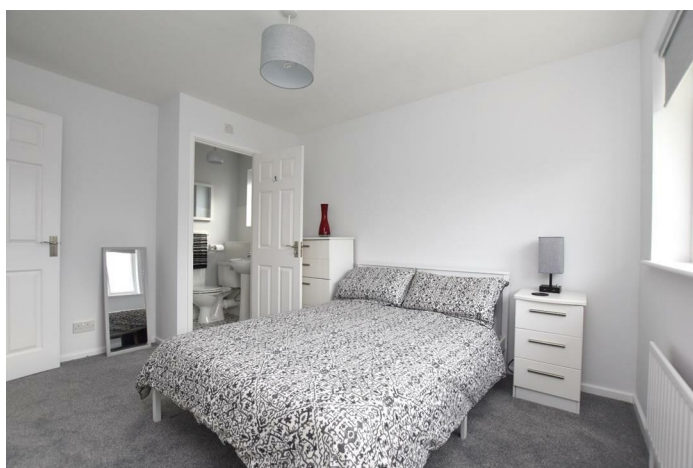
tiled effect flooring, radiator, recessed downlighters, UPVC double glazed frosted window to rear.

Outside:

The attractive rear enclosed garden has mainly been laid to lawn and bordered by a variety of shrubs and trees. There is the benefit of block paved patio areas to both sides, ideal for BBQs, with gated access which leads you round to the front of the property. Here you will find off road parking and access to some storage space accessed via an electric roller door. This space forms part of what would have been the garage in its original layout.

Store Room 8'6 x 4'0

With electric roller door, power and light, access to loft storage space.





Local Authority Folkestone & Hythe District Council
Council Tax Band D
EPC Rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
 info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.