



## 3 Twiss Avenue Hythe CT21 5NU

- Elegant Period Family Home
- Within Walking Distance Of High Street & Seafront
- Luxury Family Bathroom & En Suite Shower Room
  - Spacious Dining Room
  - Generous Rear Garden
- Sought-After Location Adjacent To Canal
  - Five Double Bedrooms
- Large Sitting Room With Log Burning Stove
- Bespoke Fitted Kitchen & Separate Utility Room
- Gated Driveway With Ample Off-Road Parking

**Asking Price £895,000 Freehold**





Mapps Estates are delighted to bring to the market this elegant five bedroom period family home located on Twiss Avenue, a sought-after tucked-away location adjacent to the Royal Military Canal and within walking distance of Waitrose, the high street and seafront. Double-fronted and boasting a beautiful and substantial rear garden, this spacious and extended residence offers generous and well-proportioned accommodation arranged over three floors, comprising a welcoming reception hall, a large sitting room with a cast iron log-burning stove, a dining room opening through to a bespoke fitted kitchen/breakfast room to the rear, a separate utility room and a cloakroom to the ground floor; the first floor comprises a spacious split-level landing, a master bedroom with en suite shower room, three further double bedrooms and a luxury family bathroom, while the large attic room provides the fifth bedroom enjoying views of Hythe hillside to the rear. Bi-fold patio doors open from both the sitting room and kitchen onto a large patio area which enjoys a view across the attractively landscaped and well-tended rear garden. An early viewing of this most desirable family home comes highly recommended.

Located adjacent to the delightful Royal Military Canal and within easy level walking distance of Waitrose and Hythe's town centre where you will find an excellent selection of local shops and restaurants as well as amenities including doctors' surgeries, dentists, hairdressers, and public library. The town also boasts Sainsbury's and Aldi stores. The seafront and promenade are also only a short walk away. Primary schooling is located just off nearby Hythe's green with secondary schooling available in Saltwood; grammar schools for both boys and girls are available in nearby Folkestone. Sandling main line railway station, the M20 motorway, Channel Tunnel terminal and port of Dover are also easily accessed by car. High speed rail services are available from Folkestone West station being approximately 15 minutes by car and offering regular fast services to London, St. Pancras in approximately 50 minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

#### **Ground Floor:**

## Front Entrance

Approached from the front driveway via flagstone steps, the solid wood entrance door with double glazed inset panels opens to the entrance lobby.

## Entrance Lobby 6'5 x 3'5

With coat-hanging space and shelf over, wood effect flooring, glazed door with feature bull's eye panels opening to reception hall.

## Reception Hall 12'5 x 6'4

An inviting space with a staircase to the first floor, coved ceiling, with ornate detailing below, heating thermostat, dado rail, wood effect flooring, radiator, doors to sitting room, dining room and cloakroom.

## Cloakroom

With steps down from reception hall level, UPVC frosted double glazed window with bespoke fitted shutter, high level WC, wall hung wash hand basin with tiled splashback, wood effect flooring, wall light, radiator.

## Sitting Room 24' x 12'11

With front aspect UPVC double glazed window and view of canal bank, rear aspect double glazed bi-fold doors opening to patio with view across garden, exposed brick fireplace with wooden mantel and fitted cast iron log burning stove, coved ceiling, picture rail, two radiators.

## Dining Room 15'4 x 12'11

With front aspect UPVC double glazed window and view of canal bank, side aspect UPVC double glazed window, engineered oak flooring, radiator, opening to and with steps down to inner lobby leading through to kitchen/breakfast room.

## Inner Lobby 8'3 x 5'11

With fitted solid wood worktop with shelving unit under and wall-mounted display cabinets with inset lighting over, understairs store cupboard/pantry having fitted shelving, electric meter and consumer unit, wall light, wood effect flooring, door to utility and opening through to kitchen/breakfast room.



### **Kitchen/Breakfast Room 15'x 14'1**

With double glazed bi-fold doors opening to patio, rear aspect UPVC double glazed window with garden view, bespoke 'Thoroughly Wood' fitted kitchen comprising a range of solid wood painted store cupboards and drawers, granite worktops and upstands, inset stainless steel sink/drainer with mixer tap over and integral drainer to worktop, 'Aga' gas-fired cooker with twin hot plates and three ovens, solid oak worktop and upstand to side with UPVC double glazed window over, inset 'Smeg' electric two ring hob and 'Smeg' electric oven under, integrated Bosch dishwasher, space for American style fridge/freezer, recessed downlighters, space for breakfast table, wood effect flooring, vertical radiator.

### **Utility Room 8'2 x 6'8**

With side aspect UPVC frosted double glazed window, back door, fitted wood effect worktops, wall-mounted store cupboards, space and plumbing for washing machine and tumble dryer, wall-mounted 'Viessmann' gas-fired boiler, fitted shelf unit for shoe storage, wood effect flooring, radiator.

### **First Floor:**

### **Split Level Landing**

Spacious landing with rear aspect UPVC double glazed window with view of garden and Hythe hillside, large walk-in airing cupboard with hot water cylinder, fitted shelving and heating control panel, picture rail and dado rail.

### **Master Bedroom 15'5 x 12'11**

With front aspect UPVC double glazed window looking towards canal, further UPVC double glazed window to side, fitted floor to ceiling double wardrobes, picture rail, radiator, door and steps down to en suite shower room.

### **En Suite Shower Room 7'7 x 4'9**

With UPVC frosted double glazed window with fitted shutter, fully tiled recessed shower cubicle with Aqualisa shower, fitted unit comprising WC with concealed cistern and shelf over, wash hand basin with mixer tap over and white gloss store cabinets under, large fitted mirror with downlighters over, chrome effect heated towel rail, part-tiled walls, tile effect vinyl flooring.

### **Bedroom 15' x 13'4 (max points)**

With rear aspect UPVC double glazed window with view over garden to Hythe hillside, radiator.



### Bedroom 12'11 x 12'8

With rear aspect UPVC double glazed window with view over garden to Hythe hillside, fitted floor to ceiling wardrobe, picture rail, radiator.

### Bedroom 12'11 x 11'

With front aspect UPVC double glazed window looking towards canal, fitted floor to ceiling double wardrobe, fitted desk/dressing table with wood effect top, drawers under and shelving over, picture rail, radiator.

### Family Bathroom 9' x 7'7

With UPVC frosted double glazed window and fitted shutters, panelled bath with mixer tap and shower attachment, shelving and tiled splashback over, separate fully tiled shower cubicle with Aqualisa shower, wall-hung wash hand basin with mixer tap over and drawer under, concealed lighting, wall-mounted mirrored bathroom cabinet with vanity lighting and shaver point, WC with concealed cistern, recessed downlighters, chrome effect heated towel rail, tile effect vinyl flooring.

### Stairwell 7'8 x 6'4

With front aspect UPVC double glazed window looking towards canal, staircase to attic room, understairs storage space and cupboard.

### Attic Room/Bedroom Five 22'1 x 14'1

With rear aspect Velux window with fitted blind and view of Hythe hillside, additional Velux window to side with fitted blind, door and steps down to attic storage space, feature exposed timbers, space for home office, eaves access point, radiator.

### Outside:

The property boasts a large gated front driveway, laid to paving and providing off-road parking space for multiple vehicles and which could comfortably accommodate a caravan or motorhome if required; there is a brick wall to the front and a planted shrub border to the side. Double gates to the side access a brick block paved area with an outside tap and log store. To the rear of the property is a raised patio with an outdoor wall light and tap, laid to Indian sandstone and accessed via bi-fold doors from both the kitchen and sitting room. Steps lead down to the large rear garden, an ideal outdoor space for any family to enjoy. Laid mostly to lawn, with well-stocked shrub borders and trees to both sides, a further paved terrace with outdoor power points, and a summerhouse. To the back of the garden you will find raised vegetable beds, a selection of recently established fruit trees and a large garden shed (measuring 13'10 x 10' internally with light and power points),





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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.