



Peregrine Close

Hythe CT21 6QZ

- Modern End Terrace Home
 - Two Double Bedrooms
- En Suite & Separate Shower Room
- Spacious Living/Dining Room
 - Front & Rear Gardens
- Well Presented Throughout
 - Both Bedrooms With Fitted Wardrobes
 - Modern Fitted Kitchen
 - Conservatory
 - Garage & Off-Road Parking

Asking Price £325,000 Freehold





Mapps Estates are delighted to bring to the market this beautifully-presented two bedroom end terrace property located on a popular modern development on the outskirts of Hythe and within a short walk of the Royal Military Canal. The ground floor accommodation comprises a reception hall, fitted kitchen, and a spacious living/dining room opening to a conservatory to the rear, while upstairs you will find the master bedroom which has a range of fitted wardrobes and an en suite shower room, a second double bedroom also with fitted wardrobes, and a further shower room. The property enjoys front and rear gardens and hillside views from the front bedroom; there is also a garage and off-road parking for one/two cars. An early viewing of this well-appointed home 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 Palmarsh 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.

Ground Floor:

Front Entrance

A paved pathway leads from the garage and parking area across the front garden to the front entrance which has a pitched roof canopy over.

Reception Hall 9'9 x 5'11

With front entrance door with inset frosted double glazed upper panels, built-in cloaks cupboard with hanging rail and consumer unit, stairs to first floor, wood effect vinyl flooring, heating thermostat, radiator, doors to kitchen and living/dining room.

Kitchen 9'7 x 7'2

With front aspect UPVC double glazed window looking onto garden, range of cream gloss finish store cupboards and drawers, roll top work surfaces with tiled splashbacks and concealed lighting over, inset one and a half bowl resin sink/drainer with mixer tap over, space for electric cooker with glazed splashback and pull-out extractor over, space and plumbing for dishwasher and washing machine, space for fridge/freezer, wall-mounted Baxi gas fired boiler, heating control panel, wood effect vinyl flooring, radiator.

Living/Dining Room 18'2 x 13'5

With side and rear aspect UPVC double glazed windows, coved ceiling, door to understairs storage space, two radiators, UPVC double glazed French doors to conservatory.

Conservatory 12'7 x 8'10

A UPVC conservatory with full length double glazed windows, pitched polycarbonate roof over and French doors to side opening to garden, tile effect vinyl flooring, wall-mounted convector heater.

First Floor:

Landing

With side aspect UPVC double glazed window looking onto adjacent field and light railway track, , built-in airing cupboard housing hot water cylinder with fitted shelf over, loft hatch with fitted loft ladder.

Bedroom 13'6 x 11'2

With two rear aspect UPVC double glazed windows, range of fitted floor to ceiling wardrobes to one wall with sliding frosted mirrored doors providing ample hanging and storage space, recessed downlighters, fan light, radiator, door to en suite shower room.

En Suite Shower Room

With full y tiled shower cubicle with bi-fold screen and Triton shower, wash hand basin with store cabinet under, WC, shaver point, extractor fan, part-tiled walls,

recessed downlighters, chrome effect heated towel rail, wood effect laminate flooring.

Bedroom 13'5(max) x 8'5

With two front aspect UPVC double glazed windows enjoying open aspect and views of the 'Roughs', recessed fitted floor to ceiling double wardrobe with sliding doors, radiator.

Shower Room 7'1 x 6'11

With large walk-in shower cubicle with Mira shower and screen to side, wash hand basin with mixer tap over and store cabinet under, WC, shaver point, extractor fan, chrome effect heated towel rail, fully tiled walls, wood effect laminate flooring.

Outside:

The property has a garage en bloc with a tarmac driveway in front for one/two cars; from here a paved pathway leads to the front garden which has hedging to the front for privacy and is mostly laid to lawn with shrub borders laid to slate chippings, There is outside lighting, a power point to the garage wall and a tap. Gated side access leads through to a gated bin store area which in turn opens to the rear garden. This is a low maintenance garden, laid to beach shingle and with a paved patio area, water butt and shrub borders.

Garage 18'8 x 8'6

With up and over door, power and light, fitted shelving and open loft space.



Local Authority
Council Tax Band
EPC Rating D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		67	
(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.