



## Shepherds Walk

Hythe CT21 6PW

- Detached & Extended Chalet Residence
- Fitted Kitchen & Separate Utility Room
  - Separate Dining Room/Study
    - Shower Room
  - Front & Rear Gardens
- Three Bedrooms
- Spacious Living Room With Sunroom
  - Downstairs Double Bedroom
- Master Bedroom With En Suite Facilities
  - Ample Off-Road Parking & Garage

**Guide Price £375,000 Freehold**





\*\*\*GUIDE PRICE £375,000 - £400,000\*\*\*

Mapps Estates are delighted to bring to the market this well-presented three bedroom detached and extended chalet bungalow residence with attached garage and brick block driveway for three/four cars located in a popular residential area on the outskirts of Hythe. The property enjoys well-maintained front and rear gardens and delightful views of the surrounding hillside known locally as 'The Roughs'. The ground floor accommodation comprises a living room with open fireplace, a sunroom leading onto a decked sun terrace to the rear, a dining room, a fitted kitchen and separate utility room, a double bedroom and a shower room; while upstairs you will find the master bedroom with an en suite cloakroom and fitted wardrobes, and a further single bedroom. An early viewing is highly recommended.

Located to the western side of the town in a popular residential area offering a newsagents and selection of takeaway shops close by. Regular bus services run along the Dymchurch Road giving access to the town centre which offers a good selection of independent shops together with a Waitrose and Sainsbury's store. The Royal Military Canal also runs through the town and offers pleasant walks. Doctors' surgeries, dentists and library are just off the town centre. Hythe also boasts an unspoilt promenade. Primary Schooling is available in nearby Palmars with Secondary Schooling being available in nearby Saltwood. 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 (approximately 15 minutes' drive by car) giving high speed services to London, St. Pancras in approximately 50 minutes.

**Ground Floor:**

**Front Entrance Porch 12' x 3'5"**

With UPVC frosted double glazed windows and entrance door, personal door to garage, tiled flooring, wall light point, steps up to internal UPVC frosted double glazed entrance door opening to reception hall.

**Reception Hall 13'1 x 4' (max)**

With stairs to first floor, built-in cloaks cupboard, built-in shelved store cupboard, glazed panel doors to kitchen and living room, heating thermostat, radiator.

**Living Room 17'11 (extending to 25'1 max into Sunr**

With front aspect UPVC double glazed window, open fireplace with stone effect surround, wall light, coved ceiling, radiator, opening to sunroom.

**Sunroom 12'1 x 5'**

With rear aspect UPVC double glazed sliding patio doors to sun terrace and view of rear garden, wall light, coved ceiling, radiator, glazed panel door to dining room/study.

**Dining Room/Study 9'10 x 7'10**

With rear aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

### **Kitchen 11'1 x 8'10**

With rear aspect UPVC double glazed window with garden outlook, roll top work surfaces with matching upstands and tiled splash backs, freestanding electric cooker with four ring hob and double oven, inset one and a half bowl stainless steel sink/drainer unit with mixer tap over, range of matching cream high and low level store cupboards, space for fridge/freezer, extractor fan, tile effect vinyl flooring, frosted glazed panel door to utility room.

### **Lean-To Utility Room 8' x 4'**

With high level double glazed window, space and plumbing for washing machine with worktop over, space for tumble dryer and freezer, wood panelled ceiling, UPVC frosted double glazed door to rear garden.

### **Bedroom 13'3 x 10'5**

With front aspect UPVC double glazed window looking onto garden and view of the 'Roughs', further high level side aspect UPVC double glazed window, built-in triple wardrobe with sliding doors providing ample hanging space with a shelf over, cupboard housing consumer unit, loft hatch, picture rail, radiator.

### **First Floor:**

#### **Landing**

With side aspect UPVC double glazed window, eaves access, wall light.

### **Bedroom 14'3 x 12'3 (max)**

With front aspect UPVC double glazed dormer window with view of the 'Roughs', side aspect UPVC double glazed

window, built-in wardrobes to eaves with ample hanging space and mirrored sliding doors, loft hatch, radiator, door to en suite cloakroom.

### **En Suite Cloakroom**

With UPVC frosted double glazed window, WC, pedestal wash hand with tiled splashback, heated towel rail, vinyl flooring, built-in store cupboard housing wall mounted Worcester Bosch gas fired combination boiler.

### **Bedroom 8'10 x 8'4 (max)**

With two side aspect UPVC double glazed windows with view to the 'Roughs', eaves access, radiator.

### **Outside:**

The property is set well back from the road by a well-maintained garden and brick block driveway. The garden is mostly laid to lawn and is bordered by picket fencing. There is a garage to one side of the property and side access to the rear garden to the other. The driveway provides off-road parking for three to four cars and access to the garage. The rear garden is attractively landscaped having two lawned areas with a central path between them leading to the rear. There is a variety of shrubs and trees to the borders, raised beds to the rear with paved pathways, and numerous water butts. There is an outside water tap, and a paved patio area by a raised, decked sun terrace accessed via sliding doors from the sunroom. To the side of the property is a garden shed and space for bin storage, gas and electric meters, and an arched gate to the front garden.

### **Garage 23'3 x 8'7**

With power and light, up and over door, personal door to entrance porch.





Total area: approx. 130.1 sq. metres (1400.3 sq. feet)  
 Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company. Plan produced using PlanUp.

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>			<b>77</b>
(55-68) <b>D</b>		<b>55</b>	
(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	

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