



Shepherds Walk

Hythe CT21 6PS

- Well Presented & Extended
- Bathroom & Shower Room
- Separate Dining Room - Ideal For A Home Office
- Front & Rear Gardens
- No Onward Chain
- Three Double Bedrooms
- Generous Living Room/Diner
- Off Road Parking & Garage
- Views To The Roughs

Guide Price £350,000 - £375,000 Freehold





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Mapps Estates are delighted to bring to the market this deceptively spacious and extended three bedroom semi detached house located on the western outskirts of Hythe, and within easy reach of the Royal Military Canal, town centre, and amenities. The well-proportioned accommodation comprises a generous living room/diner, separate dining room which also lends itself to an ideal home office, fitted kitchen leading out to a delightful conservatory, three double bedrooms, and fitted bathroom to the ground floor, and a shower room to the first floor. The property is complemented by well-tended front and rear gardens, enjoys off-road parking for two cars and has the benefit of a garage. With the added advantage of no onward chain, an early viewing of this well appointed home comes highly recommended.

Located to the western side of Hythe in a popular residential area offering a newsagents and selection of takeaway shops and public house close by. Regular bus services run along the main 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. The Royal Military Canal runs through to the town, ideal for pleasant walks, cycling and fishing. 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 nearby Palmmarsh, with secondary schooling being available in nearby 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.

Entrance Porch

With composite front door, alarm system control panel, door leading though to:

Dining Room 15'6 x 9'9

With Upvc double glazed window to front, Upvc sliding patio door to rear opening onto the garden, radiator, coved ceiling, door though to:

Inner Hallway

With built in storage cupboard, radiator, stairs to first floor, doors to:

Living Room 16'5 x 11'8 widening to 14'3 into Bay

With Upvc double glazed bay window, two radiator, coved ceiling, electric fire with tiled surround and hearth.

Kitchen 10'6 x 9'8

With a range of matching white gloss wall and base units, roll top worksurfaces, tiled splashbacks, inset four ring gas hob with extractor over, inset one a half bowl stainless steel sink with mixer tap over, built in double oven/grill, space and plumbing for washing machine, space for fridge/freezer, wall hung combination boiler, built in under stairs storage, tiled effect vinyl flooring, door leading out to:

Conservatory 10'1 x 8'2

With Upvc double glazed windows and door to side, and sliding patio door to rear, wood effect vinyl flooring.

Bathroom

Comprising low level WC, pedestal wash hand basin, panelled corner bath, Upvc double glazed frosted window to rear, vinyl flooring, fully tiled walls.

First Floor:

Landing

with hatch to loft space, doors to:

Bedroom 10'11 x 10'5 plus door recess

With dual aspect Upvc double glazed windows, built in double wardrobe with mirrored sliding doors, radiator, coved ceiling.

Bedroom 11'0 x 10'6

With Upvc double glazed window to rear with delightful views to The Roughs, radiator, coved ceiling.

Bedroom 9'10 x 8'4

With Upvc double glazed window, radiator.

Shower Room

Comprising low level WC, wall hung sink with fitted storage cupboard under, low level WC, enclosed shower cubicle, Upvc double glazed frosted window to rear, radiator, vinyl flooring, fully tiled walls.

Outside:

The rear garden is mainly laid to lawn and bordered by a beautiful variety shrubs and trees, with small paved seating area which leads to a timber shed/summerhouse. To the front of the property, you have the benefit of a block paved driveway giving off road parking for two cars, with access to the garage, and lawned garden to the side.

Garage 24' x 9'1

With electric roller door, Upvc double glazed window to rear, power and light.



Local Authority
Council Tax Band
EPC Rating C



Total area: approx. 128.2 sq. metres (1380.1 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) A		86
(81-91) B		
(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	

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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.