



## Ferguson Close Hythe CT21 5QL

- Large Detached Family Home
  - Four Bedrooms
- Large Living/Dining Room
- Home Office/Playroom
- Wraparound Garden
- Cul De Sac Location
- Family Bathroom & En Suite Shower Room
- Modern Kitchen/Breakfast Room
- Double Garage & Off-Road Parking
- Close To Canal & Seafront

**Asking Price £535,000 Freehold**





Mapps Estates are delighted to bring to the market this spacious four bedroom detached family home located within level walking distance of the Royal Military Canal and the beach. The well-proportioned ground floor accommodation comprises an entrance porch and reception hall, cloakroom, a large living/dining room, a modern kitchen/breakfast room with integrated appliances, and a useful extra reception room which could be used as a separate dining room, home office or play room. Upstairs you will find the large master bedroom and en suite shower room, three further bedrooms and a family bathroom. Outside the property enjoys a wraparound garden to the front and side, a tarmac driveway for off-road parking and a double garage. An early viewing comes highly recommended.

Located in a cul-de-sac setting, conveniently located for easy access into Folkestone and Hythe, and within level walking distance of the Royal Military Canal and seafront. The M20 Motorway, Channel Tunnel Terminal and ports of Dover are also easily accessed by car. High speed rail services are available from Folkestone West approximately ten minutes' drive away, giving fast services to London, St. Pancras in just over fifty minutes. The Cinque Port town of Hythe is a short drive away and offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The canal runs through Hythe, and offers pleasant walks, cycle rides and water activities. There are primary schools in Hythe and Saltwood, Brockhill Performing Arts College also in Saltwood, and boys' and girls' grammar schools are available in Folkestone.

#### **Ground Floor:**

##### **Front Entrance Porch 4'1 x 3'10**

With wooden glazed panel entrance door and window, tiled floor, doors to cloakroom and reception hall.

##### **Cloakroom**

With feature frosted porthole window, WC, wall-hung wash hand basin with tiled splashback, tiled floor, radiator.

### **Reception Hall 16' x 5'11**

With stairs to first floor with UPVC double glazed window over half landing, understairs store cupboard housing hot water cylinder, wood effect vinyl flooring, recessed downlighters, radiator, doors to kitchen/breakfast room and living/dining room.

### **Kitchen/Breakfast Room 14'11 x 9'7**

A modern kitchen fitted in 2020, comprising a comprehensive range of contrasting light and dark grey wood grain effect store cupboards and drawers, light natural stone worktops and breakfast bar, concealed over-counter lighting, inset one and a half bowl sink with integral drainer to worktop, space for range cooker with extractor canopy over, integrated dishwasher, integrated AEG larder fridge and freezer, space and plumbing for washing machine, recessed downlighters, tiled floor, front aspect UPVC double glazed window looking onto garden, door to playroom/home office.

### **Playroom/Home Office 14'9 x 9'3**

A useful additional reception room, currently used as a gaming room but which could equally serve as a home office or a separate dining room, with vaulted ceiling, side and front aspect UPVC double glazed windows, wood effect laminate flooring, radiator.

### **Living/Dining Room 23'10 x 13'4**

A generous family room comprising a living room area with front aspect UPVC double glazed window looking onto garden, a built-in stone mock fireplace and TV unit, multiple wall light points, two radiators, coved ceiling, dining area with side aspect UPVC double glazed bi-fold doors opening to patio and garden.

### **First Floor:**

#### **Landing**

With loft hatch and fitted loft ladder, recessed downlighters, coved ceiling.

#### **Master Bedroom 16'8 (max) x 12'5**

With front aspect UPVC double glazed window looking onto garden, coved ceiling, radiator, door to en suite shower room.



### **En Suite Shower Room 7'1 x 6'**

With UPVC frosted double glazed window, large shower cubicle, pedestal wash hand basin, WC, tiled floor, fully tiled walls, radiator.

### **Bedroom 12'9 (max) x 10'5**

With dual aspect UPVC double glazed windows, coved ceiling, radiator.

### **Bedroom 13'4 x 9'10**

With side aspect UPVC double glazed window, coved ceiling, radiator.

### **Bedroom 11'2 x 8'2**

With side aspect UPVC double glazed window with open outlook, coved ceiling, radiator.

### **Family Bathroom 8'5 x 5'**

With UPVC frosted double glazed window, panelled bath with mixer tap, wall-mounted shower attachment and shower curtain rail over, wash hand basin set into shelf with mixer tap over and store cabinet under, WC, fully tiled

walls and feature mirrored tiles over bath, coved ceiling, radiator.

### **Outside:**

The property has a tarmac driveway to the side providing off-road parking space for up to three cars and access to the double garage. Double gated to the side open to the secluded front garden with a paved pathway leading to the front entrance porch. The garden is bordered to the front by high evergreen hedging offering a high degree of privacy; the garden is mostly laid to lawn with mature shrub borders, an outside tap and paved terraces. Continuing round the side of the property is a further garden area laid again to lawn and with a paved patio by the bi-fold doors from the living/dining room, There is a hardstanding for a garden shed, as well as a lean-to shed to the side.

### **Double Garage 20'2 x 15'**

With remote controlled up and over door, wall-mounted Potterton gas-fired boiler, gas and



electric meters, consumer units, power and light, fitted shelving, internal door to kitchen/breakfast room, fibre glass roof fitted October 2023.





Total area: approx. 171.3 sq. metres (1844.0 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.

**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>		<b>83</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</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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