



Nursery Fields Hythe CT21 4DS

- Detached Family Home
- Walking Distance To Town
- Bathroom & En Suite Shower
 - Kitchen & Utility Room
- Front & Side Sun Terraces
- Views Across Hythe To The Sea
 - Four Bedrooms
- Large Living Room & Conservatory
 - Attractive Rear Garden
- Large Garage & Off-Road Parking

Offers In Excess Of £475,000 Freehold





Mapps Estates are delighted to bring to the market this well presented four bedroom detached family home enjoying an elevated position affording far-reaching views across Hythe to the English Channel beyond, yet within walking distance of the town centre. The well-proportioned accommodation comprises a front porch and reception hall, cloakroom, a spacious living room, kitchen/breakfast room, separate utility room and large conservatory to the ground floor, while upstairs you will find the main bedroom and en suite shower room, three further bedrooms and the family bathroom. The property also enjoys an attractive rear garden, sun terraces from which to admire the view, a large garage and off-road parking. An early viewing comes highly recommended.

Located in an elevated position enjoying sea views and yet within walking distance of Hythe town centre, which offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The historic Royal Military Canal runs through the centre of the town together with Hythe's unspoilt seafront promenade both providing pleasant walks and recreational facilities. The town centre also offers doctors' surgeries, dentists and a library. Primary schooling is located just off Hythe's green with secondary schooling being available in nearby Saltwood and both boys' and girls' grammar schools in Folkestone. 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 away by car giving fast services to London St Pancras in just over 50 minutes. The area boasts several golf courses including the Hythe Imperial, Sene Valley and Etchinghill. The Cathedral City of Canterbury is approximately 30 minutes away by car and offers cultural facilities such as the Cathedral and the Marlowe Theatre.

Ground Floor:

Front Porch

With composite entrance door with frosted double glazed panels and UPVC double glazed window to side, tiled floor, open doorway to reception hall.

Reception Hall 6'9 (max) x 5'5

With built-in cloaks cupboard, open doorways to utility room and living room, vinyl tiled flooring, radiator.

Cloakroom

With pedestal wash hand basin with mixer tap and tiled splashback, WC, extractor fan, vinyl flooring.

Living Room 23'2 x 13'10

With front aspect UPVC double glazed window and sliding door to sun terrace and view across Hythe to the sea, rear aspect UPVC double glazed window and sliding door to patio and garden, open tread staircase to first floor, feature open fireplace (currently unused), built-in TV stand, wood effect laminate flooring, coved ceiling, two radiators, open archway to kitchen.

Kitchen/Breakfast Room 12'11 x 9'10

With rear aspect double glazed bi-fold doors to conservatory, side aspect UPVC double glazed window with hillside view and view across Hythe to the sea, rolltop work surfaces with matching upstands, inset one and a half bowl resin sink/drainage with mixer tap over, five ring Bosch gas hob with splashback and extractor canopy over, fitted high level Bosch electric double oven, integrated Bosch dishwasher, cupboard with space for fridge/freezer, matching island/breakfast bar unit with drawers under and pull-up power tower, coved ceiling, recessed downlighters, tile effect laminate flooring, vertical radiator, frosted glazed panel door to utility room.

Conservatory 12'6 x 9'4

With UPVC double glazed windows and French doors opening to patio and garden, double glazed pitched roof, tile effect laminate flooring, power points, two wall lights.



Utility Room 12'10 x 7'

With front aspect UPVC double glazed window looking across Hythe to the sea, rolltop worksurfaces with matching upstands, inset resin sink/drainage with mixer tap over, fitted wood effect store cupboards and drawers, space and plumbing for washing machine and tumble dryer, cupboard housing wall mounted Worcester Bosch 'Greenstar' gas fired boiler, heating thermostat, vinyl tiled flooring, radiator.

First Floor:

Landing

With loft hatch and fitted loft ladder, built-in airing cupboard housing hot water cylinder with fitted shelving and heating control panel, wood effect laminate flooring.

Bedroom 11'7 x 10'5

With front aspect UPVC double glazed window looking across Hythe to the sea, large open built-in wardrobe with hanging rail and shelf over,

wood effect laminate flooring, radiator, door to en suite shower room.

En Suite Shower Room 6'4 x 6'2

With UPVC frosted double glazed window, quadrant shower cubicle with Aqualisa shower, wash hand basin with mixer tap over and store cabinets and drawers under, wall light/shaver point, WC with concealed cistern and shelf over, extractor fan, chrome effect heated towel rail, fully tiled walls, vinyl flooring.

Bedroom 9'10 x 8'11

With front aspect UPVC double glazed window looking across Hythe to the sea, wood effect laminate flooring, radiator.

Bedroom 11'9 x 8'11 (max points)

With rear aspect UPVC double glazed window overlooking garden and with hillside view, recessed double wardrobe, wood effect laminate flooring, radiator.



Bedroom 13'1 x 7'5 (max points)

With rear aspect UPVC double glazed window overlooking garden and with hillside view, recessed wardrobe, wood effect laminate flooring, radiator.

Family Bathroom 6'11 x 6'1

With UPVC frosted double glazed window, panelled bath with mixer tap and pull-out shower attachment, Aqualisa electric shower and shower screen over, pedestal wash hand basin with mixer tap over, wall light/shaver point, WC with concealed cistern and shelf over, fully tiled walls, vinyl flooring, extractor fan, chrome effect heated towel rail.

Outside:

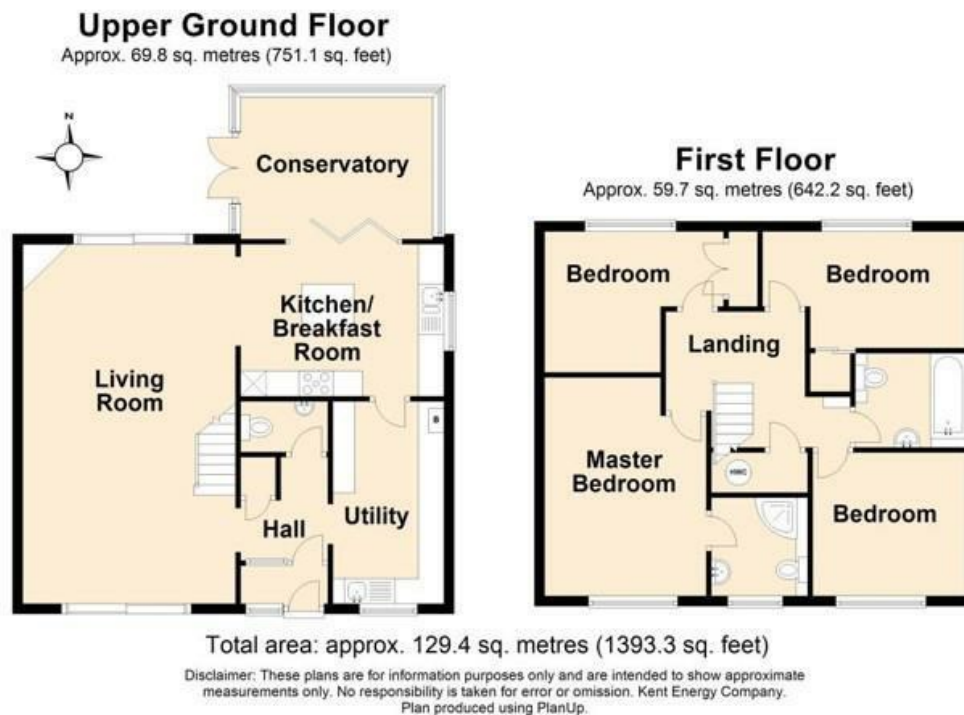
To the front of the property is a tarmac driveway with paved steps to one side leading up to the front entrance. There is a sun terrace from which to admire the view across the town to the sea, with glazed panels and brushed stainless steel railings, outside lighting and a tap. Steps lead down to a

lower lawned area with access to raised beds to the side. Along the side of the house is a further paved terrace with gated access to the rear garden. This enjoys paved patio areas, and lawned areas with a central paved pathway leading to a back gate opening to Old London Road. There is also gated side access, outdoor power points and a tap,

Garage 17'4 x 13'11

With remote controlled roller door, gas and electric meters, consumer unit, power and light.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	77
	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.