



Martello Drive

Hythe CT21 6PJ

- Impressive Extended Semi-Detached Home
 - Four/Five Bedrooms
 - Separate Lounge/Diner
 - Modern Conservatory
- Double Garage & Ample Off Road Parking
- Generous & Versatile Accommodation
 - 24' Sitting Room + Home Office
 - Countryside Views
- Master Bedroom & En Suite Shower
 - Close To Shops & Canal

Asking Price £495,000 Freehold





Mapps Estates are delighted to bring to the market this impressive semi-detached four bedroom family home located in a popular residential area on the western outskirts of Hythe enjoying views of the surrounding hillside. The property boasts a two storey side extension affording generous levels of accommodation throughout, with the potential of a fifth bedroom if required. To the ground floor is a front porch, a cloakroom, a reception hall, a lounge/diner/bedroom five, a fitted kitchen, a spacious sitting room with a home office, and a modern conservatory, while upstairs is the large master bedroom with dressing room area and en suite shower room, three further bedrooms and a family bathroom. The property also enjoys an attractive well-tended garden with a large ragstone-walled fish pond, a double garage, and front and rear driveways with off-road parking for four cars or a caravan/motorhome if required. An early viewing of this desirable family home comes 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 Waitrose, Aldi and Sainsbury's stores. 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 Palmarsh with secondary schooling being available in nearby Saltwood and 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' drive by car) giving high speed services to London, St. Pancras in approximately 50 minutes.

Ground Floor:

Entrance Hall 12'8n x 4'10

With UPVC front door with frosted double glazed panel, front aspect UPVC double glazed window, coat-hanging space, oak flooring, radiator, panelled door and window with bevelled glass panels opening to reception hall, door to cloakroom.

Cloakroom

With side aspect UPVC double glazed window with hillside view, pedestal wash hand basin with tiled splashback, WC, wood effect laminate flooring, radiator.

Reception Hall 11'9 x 6'1

With stairs to first floor and understairs store cupboard, cupboard housing consumer unit, radiator.

Lounge/Diner 24'1 x 12'3

With potential for use as a downstairs bedroom, front and rear aspect UPVC double glazed windows, fireplace recess, two radiators.

Kitchen 11'9 x 9'3

With rear aspect UPVC double glazed window, fitted solid oak worktops with tiled splashbacks, inset one and a half bowl stainless steel sink/drainer with mixer tap over, matching range of store cupboards and drawers, built-in shelved pantry cupboard, space and plumbing for washing machine and tumble dryer, space for electric cooker with extractor canopy over, integrated undercounter fridge, wood effect laminate flooring, radiator, door to sitting room.

Sitting Room 24' x 12'11 (max)

With internal UPVC double glazed window looking into entrance hall, side aspect UPVC double glazed window looking onto garden, UPVC back door with double glazed upper panel, cupboard housing electric meter, wood effect laminate flooring, two radiators, side aspect UPVC double glazed windows and French doors to conservatory, door to office.

Office 5'5 x 2'11

With frosted double glazed UPVC window, radiator.



Conservatory 15'5 x 6'6

With a brick base and UPVC double glazed windows and French doors to garden, tinted double glazed pitched roof, hillside view, two wall light points, electric radiator, oak flooring.

First Floor:

Landing

With loft hatch and fitted loft ladder (there is an Alpha gas-fired boiler installed in the loft), built-in airing cupboard housing hot water cylinder with fitted shelving, heating control panel.

Master Bedroom 24' x 12'11

With front aspect UPVC double glazed window, radiator, dressing room area with fitted floor to ceiling double wardrobe, space for dressing table, radiator, rear aspect UPVC double glazed window with hillside view, door to en suite shower room.

En Suite Shower Room 12' x 4'6

With UPVC frosted double glazed window, twin wash hand basins with mixer taps over and white gloss finish store cabinets and drawers under, and fitted mirror over, shaver point, WC, extractor fan. loft hatch, vinyl tiled flooring, large shower cubicle with recessed downlighter over, fully tiled walls.

Bedroom 12'4 (max) x 11'11

With rear aspect UPVC double glazed window with hillside view, fitted floor to ceiling double wardrobe, radiator.

Bedroom 12'4 (max) x 11'10

With front aspect UPVC double glazed window, fitted floor to ceiling double wardrobe, radiator.

Bedroom 8'5 x 7'11 (max points)

With front aspect UPVC double glazed window, built-in high level store cupboard, radiator.



Bathroom 6'5 x 5'6

With UPVC frosted double glazed window, panelled bath with mixer tap and shower attachment, separate electric shower and shower curtain rail over, extractor fan, pedestal wash hand basin, WC, vinyl tiled flooring, chrome effect towel rail.

Outside:

To the front of the property is a gravelled driveway with off-road parking space for two cars and a side pathway to the front entrance. To the rear is a brick block paved terrace between the house and the double garage, with an outside tap and personal door to the garage. There is a large ragstone-walled fish pond with a pergola over, a greenhouse, and a garden laid mostly to lawn with well-stocked shrub borders, water butts and a summerhouse. An additional rear driveway accesses the garage and has been laid to beach shingle and bonded resin, providing off-road parking for a further two cars.

Garage 19'4 x 14'8

With single up and over door, fitted workbench and shelving, side aspect UPVC double glazed window, power and light, wooden door to side.





Total area: approx. 161.1 sq. metres (1733.7 sq. feet)

Local Authority Folkestone & Hythe District Council
Council Tax Band C
EPC Rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	84
(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.