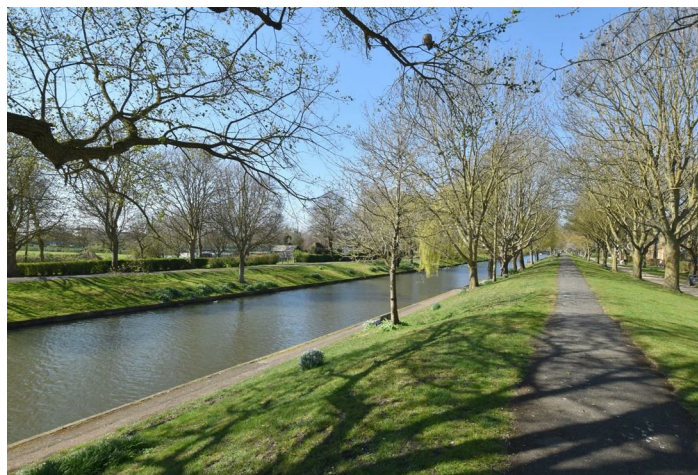




Twiss Avenue Hythe CT21 5NU

- Impressive Detached Residence
- Stunning Atrium & Bespoke Orangery
- Four Reception Rooms & Study
 - Four Double Bedrooms
- Bathroom & Three En Suites
- Luxury Kitchen & Utility Room
- Garage & Gated In/Out Driveway
- Attractive Large Rear Garden
- Next To Royal Military Canal & Waitrose
- No Onward Chain

Asking Price £995,000 Freehold





Mapps Estates are delighted to bring to the market this impressive four bedroom period family home located on Twiss Avenue, a sought-after tucked-away location adjacent to the Royal Military Canal and within level walking distance of Waitrose, the High Street and seafront. This deceptively spacious, double fronted residence is presented in immaculate order throughout, and has been extended to the rear boasting a stunning atrium over the luxury open plan kitchen/dining space and a bespoke orangery from which to admire the large, well tended rear garden. Downstairs, the property enjoys three further reception rooms and a study, a separate utility room and a cloakroom, while to the first floor are four double bedrooms, three en suite shower rooms and a family bathroom, and a galleried landing with a garden view. The property also boasts a gated in/out driveway and garage and is being sold with the advantage of no onward chain. An early viewing of this most desirable residence comes highly recommended.

Located adjacent to the delightful Royal Military Canal and within easy level walking distance of Waitrose and Hythe's town centre where you will find an excellent selection of local shops and restaurants as well as amenities including doctors' surgeries, dentists, hairdressers, and public library. The town also boasts Sainsbury's and Aldi stores. The seafront and promenade are also only a short walk away. Primary schooling is located just off nearby Hythe's green with secondary schooling available in Saltwood; grammar schools for both boys and girls are available in nearby Folkestone. Sandling main line railway station, 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 station being approximately 15 minutes by car and offering regular fast services to London, St. Pancras in approximately 50 minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

Ground Floor:

Front Entrance Porch

Steps up from driveway to recessed arched entrance porch with light over, wooden front door with leaded stained glass windows and frosted windows over, opening to reception hall.

Reception Hall 14'4 x 5'8

With tiled floor and fitted doormat, stairs to first floor, understairs store cupboard housing consumer units and electric meter, heating thermostat, alarm keypad, radiator, doors to snug, sitting room, utility room and cloakroom, cloaks cupboard with hanging rail and fitted shelf over, full-height and half-height storage cupboards with shelved interiors, steps down to kitchen/diner.

Snug 13'10 (max) x 11'9

With front aspect curved bay with UPVC leaded double glazed windows and bespoke curved radiator, fireplace with cast iron gas-fired burner, double doors to reception hall with bevelled glass panels, coved ceiling and two inset ceiling speakers, radiator.

Sitting Room 17'9 (max) x 11'8

With front aspect curved bay with UPVC leaded double glazed windows and bespoke curved radiator, fireplace with cast iron log burner, coved ceiling, ceiling rose and two inset ceiling speakers, banister and steps down to dining room.

Dining Room 17'7 x 11'2

With rear aspect UPVC double glazed windows and French doors to covered terrace with fitted blinds, fitted shelving, tiled floor with underfloor heating, high coved ceiling, ceiling rose and two inset ceiling speakers, fittings for 'Stiltz' lift to first floor, double doors with bevelled glazed panels opening to kitchen/diner, glazed panel door to study.

Study 11'4 x 6'11

With rear aspect UPVC double glazed door to garden with fitted blind, door to garage, tiled floor with electric underfloor heating, fitted shelving, coved ceiling, recessed downlights.

Kitchen/Diner 18'6 x 14'8

With feature 20' high atrium over dining area with roof lantern and full length UPVC double glazed windows with electrically operated blinds and looking onto garden, tiled floor with underfloor heating, two wall light points, steps up to reception hall, opening to a high specification fitted kitchen comprising a range of cream gloss finish store cupboards and drawers and contrasting wood effect wall mounted cupboards over, corian worktops and upstands with feature lime green glass splashback to one wall, integral double bowl sink/drainage with mixer tap, fitted mirror over sink reflecting the rear garden, four ring Bosch ceramic electric hob with pull-out Bosch extractor over, fitted high level Bosch double electric oven, integrated high level Neff dishwasher, integrated Bosch larder fridge, matching island unit with corian worktop and breakfast bar, inset power points and electric chrome effect heated towel rail, coved ceiling, recessed downlights, opening through to orangery.

Orangery 16'2 x 10'11

Added in 2012 by David Salisbury Conservatories, with large roof lantern with electrically operated retractable blind, double glazed windows, French doors and bi-fold doors to side opening to paved terrace with remote-controlled awning over and electrically operated fitted blinds, tiled floor with electric underfloor heating, recessed downlights.



Utility Room 9' x 8'2

Fitted units comprising corian worktops and upstands, large inset Blanco resin sink with mixer tap over, range of cream gloss finish store cupboards, space and plumbing for washing machine, space for fridge/freezer, sliding glazed screens looking onto kitchen and orangery below, cupboard housing water softener, tiled floor, coved ceiling, recessed downlights.

Cloakroom

With wall-hung wash hand basin with mixer tap over and store cabinet under, WC, extractor fan, tiled floor, recessed downlights.

First Floor:

Galleried Landing 20'1 x 6'8

Looking down onto kitchen/diner and enjoying a view of the rear garden, large fitted mirror, recessed downlights, coved ceiling, radiator, loft hatch with fitted loft ladder (the loft is fully boarded, with a Velux window, light, and a fitted Potterton gas-fired boiler).

Bedroom 19'5 (max) x 11'9

With front aspect curved bay with UPVC leaded double glazed windows looking onto canal path, fitted seating to bay with storage, floor to ceiling fitted wardrobes to one wall with mirrored sliding doors, coved ceiling and two ceiling speakers, radiator and electric heater, door to en suite shower room.

En Suite Shower Room 7' x 5'7

With front aspect leaded double glazed UPVC windows with fitted blinds, large walk-in shower enclosure with Mira shower and frosted shower screen, wall-hung WC with concealed cistern, wash hand basin with mixer tap over, shaver point, extractor fan, coved ceiling, recessed downlights, chrome effect heated towel rail, tiled floor with electric underfloor heating, fully tiled walls and shelf.

Bedroom 14'4 x 11'9

With front aspect curved bay with UPVC leaded double glazed windows looking onto canal path, fitted seating to bay with storage, floor to ceiling fitted store cupboards, coved ceiling, radiator.

Bedroom 14' x 11'4

With rear aspect UPVC double glazed French doors opening to Juliet balcony overlooking garden, feature high ceiling, recessed downlights, fitted bedroom furniture comprising wardrobes, store cupboards and bedside cabinets, radiator, step up and door to en suite shower room.

En Suite Shower Room 6'4 x 5'8

With shower cubicle with Mira shower, pedestal wash hand basin with mixer tap over, WC, extractor fan, shaver point, recessed downlights, chrome effect heated towel rail, fully tiled walls and floor.



Bedroom 14'8 x 11'

With rear aspect UPVC double glazed French doors opening to Juliet balcony overlooking garden, feature high ceiling, recessed downlights, range of fitted wardrobes to one wall, double cupboard concealing 'Stiltz' lift, radiator, door to en suite shower room.

En Suite Shower Room 10' x 2'9

With shower cubicle with Mira shower, pedestal wash hand basin with mixer tap and fitted mirror over, WC, extractor fan, shaver point, recessed downlights, chrome effect heated towel rail, fully tiled walls and floor.

Bathroom 11'8 x 7'6 (max)

With panelled bath with wall-mounted mixer tap and large fitted mirror over, wall-hung wash hand basin with mixer tap over, wall-hung WC with concealed cistern and recessed shelving over, airing cupboard housing pressurised hot water cylinder and fitted shelving, mostly tiled walls, tiled floor, recessed downlights, coved ceiling, extractor fan, shaver point, chrome effect heated towel rail.

Outside:

The property is set on a generous plot, boasting a gated in/out front driveway laid to brick block paving, providing ample off-road parking space and access to the garage and an electric car charging point. There is a semi-circular lawn to the front with a feature magnolia tree, with planted shrubs and hedging to each side of the front steps. A side gate

opens to a side pathway leading to the rear garden, with outdoor lighting and two taps. The large and attractively landscaped rear garden enjoys a paved, covered terrace to the rear of the house in which to relax and admire the garden, with outdoor wall lights and power points, glazed screening to one side and a remote controlled retractable blind to both sides. The garden is mostly laid to lawn with mature shrub borders and paths to each side leading to the rear section of the garden. Here, a paved seating area with a covered pergola over looks back to the house. Gates on each side open to a screened area with raised vegetable beds, water butts, a composting area, two garden sheds, a summerhouse and a greenhouse with power, water supply and heating.

Garage 15'6 x 7'8

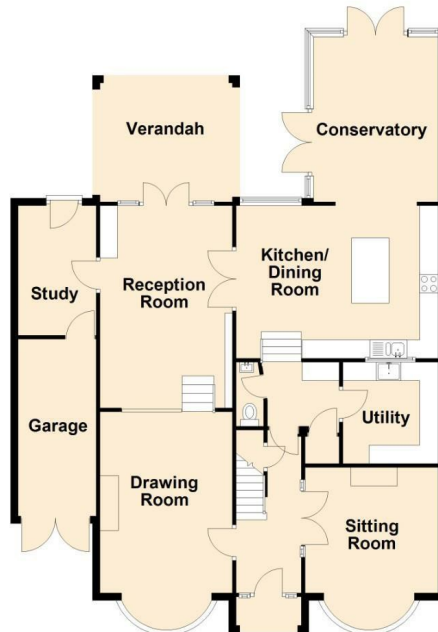
With double wooden doors to front, pitched roof, power and light, door to rear opening to study.





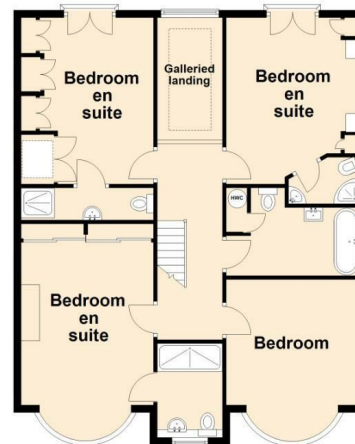
Ground Floor

Approx. 143.6 sq. metres (1545.8 sq. feet)



First Floor

Approx. 98.0 sq. metres (1054.7 sq. feet)



Total area: approx. 241.6 sq. metres (2600.6 sq. feet)

Local Authority Folkestone & Hythe District Council
Council Tax Band G
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		
	63	77
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.