



## **Colins Way**

Hythe CT21 5TU

- Semi-Detached Extended Chalet Bungalow
  - Five Bedrooms & Study
  - Main Bedroom With Dressing Room
  - Spacious Modern Kitchen/Diner
- Garden & Large Outbuildings/Hot Tub & Bar
- Stunning Countryside & Sea Views
- Family Bathroom & En Suite Shower
- Open Plan Lounge With Log Burner
  - South-Facing Sun Terrace
- Driveway For Up To Four Cars

**Asking Price £495,000 Freehold**







Mapps Estates are delighted to bring to the market this well presented five bedroom semi-detached chalet bungalow residence, set in a hillside cul-de-sac boasting stunning views of the English Channel and surrounding countryside. The property boasts an extended ground floor comprising an entrance hall, a spacious open plan living room with a log burner, a contemporary kitchen/diner with bi-fold doors opening to a south-facing sun terrace, a master bedroom with en suite dressing room, a guest bedroom with en suite shower room, a luxury family bathroom and a study, with three further bedrooms to the first floor all enjoying sea views. The property also boasts ample off-road parking, and a private rear garden with a large storeroom and an impressive garden room with a bar, lounge area and fitted hot tub. An early viewing comes highly recommended.

Located in a semi-rural location surrounded by wooded hillside and conveniently located for the M20 Motorway, Channel Tunnel Terminal and ports of Folkestone and Dover, which are all 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. There is a Tesco store at the top of Horn Street, while a short drop down the hill, you will find a local convenience store and post office. The pretty Cinque Port Town of Hythe is approximately ten minutes' drive away and offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The historic Royal Military Canal runs from Seabrook and through Hythe and offers pleasant walks and cycle rides. The seafront is also only a few minutes' drive away. Primary schooling is available in Seabrook and secondary schooling is available in Folkestone including both boys' and girls' grammar schools.

#### **Ground Floor:**

### Front Entrance

With pitched roof porch, step up to composite front door with inset frosted double glazed panels, opening to entrance hall.

### Entrance Hall 14'7 x 2'10

With two Velux windows, tiled floor, UPVC double glazed back door to garden, door to bedroom and steps up to open plan living space.

### Bedroom 14'8 x 7'4

With front aspect UPVC double glazed window, radiator, door to en suite shower room.

### En Suite Shower Room 6'10 x 4'2

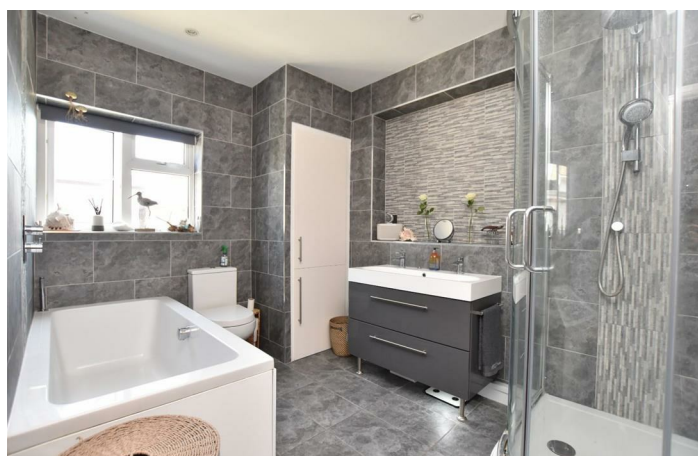
With UPVC frosted double glazed window, fully tiled shower cubicle with Mira shower, wall-hung wash hand basin with tiled splashback, WC, electric heated towel rail, tiled floor.

### Open Plan Living Space 22'6 x 17'9 (max points)

With oak flooring, built-in cloaks cupboard, vertical radiator, heating thermostat, stairs to first floor and understairs store cupboard, lounge area with recessed log burner set onto granite hearth with oak mantel shelf over, opening through to kitchen/diner.

### Kitchen/Diner 21'4 x 11'6

With feature large roof lantern, rear aspect UPVC double glazed window looking onto garden, dining area with rear aspect double glazed bi-fold doors to south-facing sun terrace and garden, radiator, oak flooring, fitted doormat, recessed downlighters, modern fitted kitchen with range of matt grey store cupboards and drawers, solid oak worktops with splashbacks over, inset ceramic one and a half bowl sink/drainers with rinser tap over, space for range cooker with splashback and extractor canopy over, space for American style fridge/freezer, space and plumbing for washing machine and dishwasher, consumer unit.





### **Bedroom 10'11 x 9'11**

With front aspect UPVC double glazed window, vertical radiator, opening through to dressing room.

### **Dressing Room 10'11 x 6'4**

With front aspect UPVC double glazed window, oak flooring, wood effect wardrobes with hanging rails, drawers and fitted full-length mirror.

### **Study 7'10 x 4'10**

With UPVC frosted double glazed window, coved ceiling, recessed spotlights, fully tiled walls, radiator.

### **Family Bathroom 10'10 x 9'1 (max)**

With UPVC frosted double glazed window, panelled bath with pull-out shower attachment, large quadrant shower cubicle with Mira rainfall shower and separate hand-held shower attachment, large wash hand basin with twin mixer taps and drawers under, recessed shelf

over, WC, cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler and electric meter, fully tiled walls, tiled floor, chrome effect heated towel rail.

### **First Floor:**

#### **Landing**

With Velux window, loft hatch, built-in shelved linen cupboard, recessed downlighters.

### **Bedroom 10'7 x 9'10**

With rear aspect UPVC double glazed window enjoying sea views, recessed built-in wardrobe, recessed shelved eaves store cupboard, recessed downlighters, radiator.

### **Bedroom 10'5 x 9'3**

With side aspect UPVC double glazed window enjoying hillside and sea views, rear aspect UPVC double glazed window enjoying sea views, eaves access, loft hatch, recessed downlighters, radiator.



### Bedroom 10'9 (max) x 9'3

With side aspect UPVC double glazed window enjoying hillside and sea views, front aspect UPVC double glazed window enjoying hillside views, eaves access, recessed store cupboard, recessed downlighters, loft hatch, radiator.

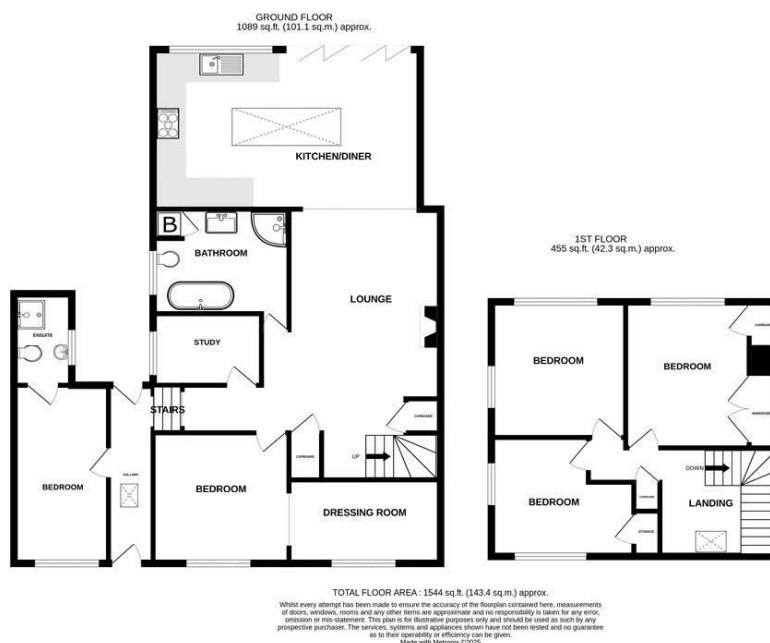
#### Outside:

To the front of the property is a generous driveway providing off-road parking for up to four cars, There is outdoor lighting and a raised front bed planted with palm trees with laurel hedging to one side. To the rear is a south-facing paved sun terrace accessed from the kitchen/diner, with wall lights and glazed panelling looking onto the garden; steps lead down to the garden which is mainly laid to lawn. A side area has been laid to beach shingle, with an outside tap, power point and wall light, log store and bike store (8' x 4'10). The rear garden also boasts a large garden store (approximately 12'4 x 10'3 internally, with power and light, double doors and two UPVC double glazed windows), and an open garden room (28'8

x 12'max) with power and light, comprising a bar area with fitted bench seating, a lounge area and a fitted hot tub and bench seating.







**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	81
(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	

### Mapps Estates Sales Office

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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.