



Kingfisher Avenue

Hythe CT21 6QT

- Semi Detached Family Home
- Versatile Accommodation
- Spacious Kitchen/Diner
- Downstairs Shower Room
- Potential For Fourth Bedroom
- Three Double Bedrooms
- Large Living Room
- Separate Utility Room
- Family Bathroom & En Suite
- Gardens & Off-Road Parking

Asking Price £425,000 Freehold





Mapps Estates are delighted to bring to the market this well-presented three bedroom semi-detached family home, presented in excellent order throughout and boasting spacious and versatile accommodation. To the ground floor is a reception hall, a home office, a generous living room, a large kitchen/diner, a separate utility room, a shower room and a further reception room currently being used for a home business but which could potentially serve as a fourth bedroom if required, while upstairs the main bedroom boasts an en suite shower room, there are two further double bedrooms and a well-appointed family bathroom. The property also enjoys front and rear gardens as well as off-road parking. An early viewing comes highly recommended.

Located to the western side of the town on the ever popular Bird estate and within walking distance of the Royal Military Canal offering a pleasant walk into town. 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. Doctors' surgeries, dentists and library are just off the town centre. Hythe also boasts an unspoilt seafront promenade. Primary schooling is available in nearby Palmarsh with secondary schooling being available in 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' away by car) giving high speed services to London, St. Pancras in approximately 50 minutes.

Ground Floor:

Front Entrance

Composite front door with outdoors wall lights and UPVC frosted double glazed windows to both sides, opening to reception hall.

Reception Hall 8' x 5'5

With coat-hanging space, wood effect laminate flooring, recessed downlighters, radiator, doors to inner hallway and salon.

Salon 15'3 x 7'11

With wood effect laminate flooring, recessed downlighters, extractor fan, radiator, store cupboard with sliding doors housing consumer unit, gas and electric meters and fitted shelving, door to utility room.

Inner Hallway 11'8 x 4'

With stairs to first floor, coved ceiling, wood effect laminate flooring, radiator, doors to kitchen, living room and home office.

Home Office 9'9 x 3'7

With side aspect UPVC double glazed window, wood effect laminate flooring, recessed downlighters, coved ceiling, radiator.

Living Room 18'8 x 11'4

With front aspect UPVC double glazed window, fitted media wall with shelving, TV recess and feature log effect electric fire, understairs store cupboard, wood effect laminate flooring, coved ceiling, two radiators.

Kitchen/Diner 17'5 x 15'1 (max)

Comprising a modern fitted kitchen with fitted square edge worktops and matching upstands, tiled splashbacks and concealed downlighters over, inset resin sink/drainers with mixer tap over, range of cream store cupboards and drawers, space for range cooker with extractor canopy over, coved ceiling, wood effect flooring, integrated undercounter fridge and dishwasher, space for wine cooler, opening through to dining room area with side and rear aspect UPVC double glazed windows, rear aspect UPVC double glazed window and sliding door opening to patio and garden, door to utility room, radiator.

Utility Room 7'4 x 4'1

With fitted worktop, space and plumbing under for washing machine and undercounter freezer and space over for tumble dryer, wall-mounted Baxi gas-fired boiler, wood effect laminate flooring, recessed downlighters, doors to salon, shower room and kitchen/diner.



Shower Room 6' x 5'10

With UPVC frosted double glazed window, large fully tiled shower cubicle with sliding screen, wash hand basin with mixer tap and tiled splashback over and store cabinet under, WC, recessed downlighters, extractor fan, wood effect laminate flooring, radiator.

First Floor:

Spacious Landing

With airing cupboard housing pressurised hot water cylinder, loft hatch, coved ceiling, radiator.

Bedroom 17'5 x 8'

With front aspect UPVC double glazed window with views of the 'Roughs', rear aspect UPVC double glazed window looking onto garden, coved ceiling, radiator, door to en suite shower room.

En Suite Shower Room 6'5 x 5'8

With UPVC frosted double glazed window,

quadrant shower cubicle, wash hand basin with mixer tap over and store cabinet under, WC, recessed downlighters, chrome effect heated towel rail, fully tiled walls, vinyl flooring.

Bedroom 15'2 x 9'4

With front aspect UPVC double glazed window with view of the 'Roughs', fitted shelf, coved ceiling, radiator.

Bedroom 9'3 x 9'3

With side aspect UPVC double glazed window with view of the 'Roughs', coved ceiling, radiator.

Family Bathroom 8'1 x 5'3

With UPVC frosted double glazed window, panelled bath with central mixer tap and hand-held shower attachment, wash hand basin with mixer tap over set into shelf with store cabinet under and WC with concealed cistern to side, fully tiled walls, wood effect flooring, extractor fan, chrome effect heated towel rail.

Outside:



To the front of the property is a garden laid to lawn and with a shrub border laid to slate chippings. There is a picket fence to the front and side, a brick block paved driveway providing an off-road parking space, and a side gate and pathway leading through to the rear garden. This has been mostly laid to lawn with shrub borders and tress to the rear. There is a paved patio by the back of the house and a further paved terrace to the rear corner, There are also outdoor power points and a garden shed.





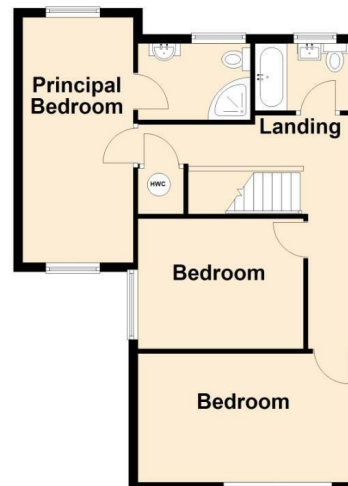
Ground Floor

Approx. 79.1 sq. metres (851.5 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.3 sq. feet)



Total area: approx. 137.6 sq. metres (1480.7 sq. feet)

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

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	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.