



Crofters Close

Hythe CT21 6QB

- Semi-Detached Family Home
 - Three Bedrooms
- Spacious Lounge/Diner With Log Burner
 - Detached Garage & Workshop
- Lovely Hillside Views To The Rear
 - Fitted Kitchen & Bathroom
- Off Road Parking For Two Cars
 - No Onward Chain

Offers In Excess Of £300,000 Freehold





Mapps Estates are delighted to bring to the market this three bedroom semi-detached family home located on the western outskirts of Hythe. The accommodation comprises a welcoming reception hall, a spacious lounge/diner with a log burner, three bedrooms, a fitted kitchen and a family bathroom. The property enjoys front and rear gardens, off-road parking for two cars and a detached garage with a lean-to workshop. Being sold with the benefit of no onward chain, an early viewing 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 Palmars 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:

Front Porch

With pitched roof and light over, step up to UPVC frosted double glazed front door opening to reception hall.

Reception Hall 12'6 x 6'1

With stairs to first floor and understairs store cupboard, cloaks cupboard with modern consumer unit, wood effect laminate flooring, heating thermostat, radiator.

Lounge/Diner 24'1 x 12'4 (max)

A spacious lounge/diner with wood effect laminate flooring throughout, comprising living room area with large front aspect UPVC double glazed window looking onto garden, recessed cast iron log burner, radiator, dining area with rear aspect UPVC double glazed window looking onto garden and with a view of the 'Roughs', radiator, door to kitchen.

Kitchen 11'9 x 9'4

With UPVC frosted double glazed window looking onto garden and with view of the 'Roughs', rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainage with mixer tap over, space for cooker and fridge/freezer, built-in pantry cupboard, space and plumbing for washing machine, range of wood effect store cupboards, coved ceiling, radiator.

First Floor:

Landing

With side aspect UPVC double glazed window with view of the 'Roughs', built-in airing cupboard housing wall-mounted Vaillant gas-fired combination boiler and fitted shelving, loft hatch, dado rail.

Bedroom 12'3 x 11'11

With front aspect UPVC double glazed window looking onto garden, radiator.

Bedroom 11'11 x 11'9

With rear aspect UPVC double glazed window looking onto garden and with view of the 'Roughs'. radiator.

Bedroom 8'4 x 7'11 (max points)

With front aspect UPVC double glazed window looking onto garden, built-in shelved store cupboard, radiator.

Bathroom 6'6 x 5'5

With UPVC frosted double glazed window, panelled bath with wall-mounted rainfall shower over, pedestal wash hand basin, WC, vinyl flooring, radiator.

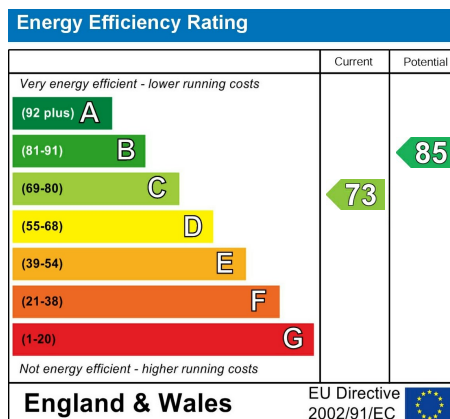
Outside:

To the front of the property is a lawned garden, with a concrete hardstanding to one side providing an off-road parking space. Gates open to a further parking space and access to the detached garage. The rear garden is again laid to lawn, with a central pathway, garden shed, outdoor tap, and a lean-to workshop to the rear of the garage.

Garage 17'11 x 7'11

With up and over door.





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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.