



34 Trunley Way, Hawkinge,
Folkestone, CT18 7SD
£425,000

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34 Trunley Way, Hawkinge, Folkestone

Beautifully presented and well maintained four bedroom detached family house with two en-suites, three reception rooms, south facing rear garden and detached garage with driveway parking.

Situation

Trunley Way is ideally situated in the popular and bustling village of Hawkinge. Close by are a number of walks and rides over surrounding countryside. Hawkinge boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and an excellently equipped Care Home. Leisure and socialising activities within the town include Community Centre, Village Hall, Mayfly Restaurant, The Cook's Table Coffee Shop, the White Horse Public House, Cat and Custard Pot Public House, Indian and Chinese Take Away and several riding establishments. A frequent bus service runs to both the coastal port of Folkestone to the South and, to the North via the A2, the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The High Speed Rail Link is now fully operational reducing the travel time from Folkestone to London St Pancras via Ashford to some 53 minutes! Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

Ideally set back with generous frontage this delightful, immaculately presented detached property should be viewed at your earliest convenience. On the ground floor is an entrance hall, study, downstairs wc, kitchen/breakfast room with separate utility, dining room and lovely sitting room with doors leading out into the rear garden. On the first floor is a landing with four good size bedrooms, all of which have built-in wardrobes/storage, with shower en-suites to both the master suite and bedroom two and a further family bathroom.

Outside

The south facing rear gardens are fully enclosed, mainly laid to lawn with composite decking adjacent to the rear of the property and a further paved patio to the far rear corner. Access to the front via a high timber gate. Shed to remain. The generous front is considered low maintenance with manicured lawn and attractive high hedge planting, pathway leading to the front. Detached garage with power and light and driveway parking for several vehicles.

Services

All main services are understood to be connected to the property.

Management Fees and Estate Charges are Applicable.

Local Authority

Folkestone & Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: C

Agents Note

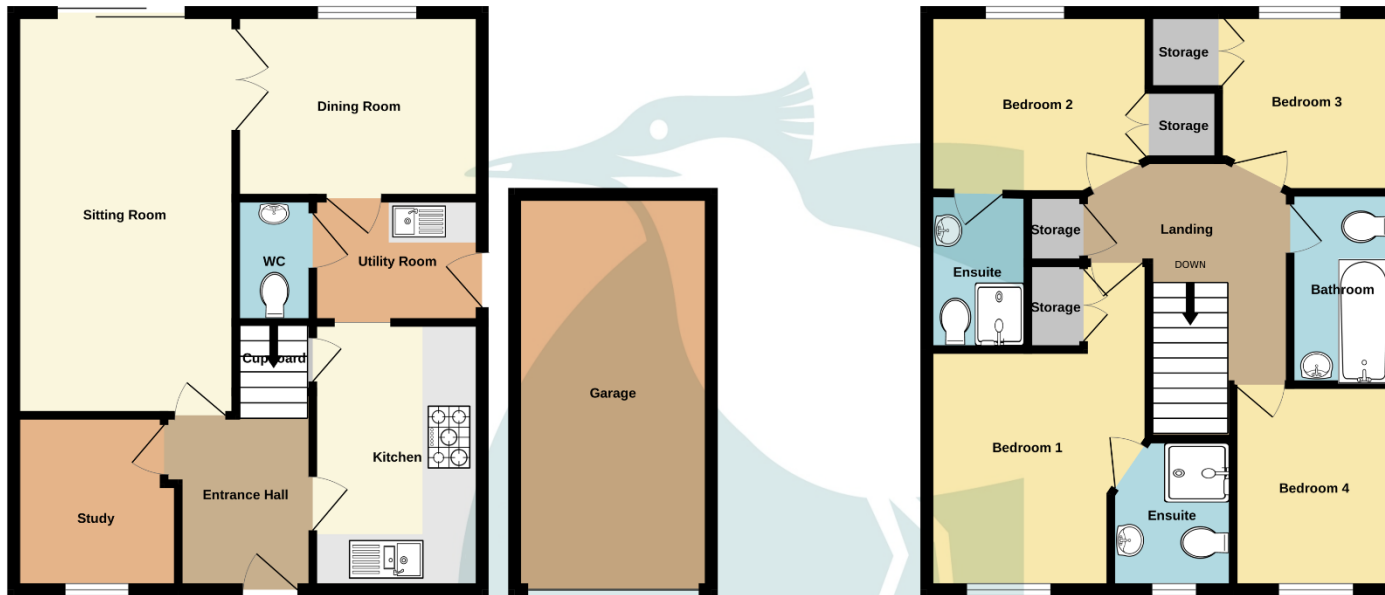
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor
727 sq.ft. (67.6 sq.m.) approx.

1st Floor
565 sq.ft. (52.5 sq.m.) approx.



Entrance Hall
8' 1" x 6' 0" (2.46m x 1.83m)

Study
8' 0" x 7' 4" (2.44m x 2.23m)

Sitting Room
18' 5" x 10' 3" (5.61m x 3.12m)

Dining Room
8' 6" x 11' 3" (2.59m x 3.43m)

Utility Room
5' 7" x 8' 6" (1.70m x 2.59m)

Kitchen
12' 1" x 7' 9" (3.68m x 2.36m)

Bedroom 1
11' 0" x 8' 9" (3.35m x 2.66m)

En-suite
6' 3" x 5' 7" (1.90m x 1.70m)

Bedroom 2
8' 8" x 10' 11" (2.64m x 3.32m)

En-suite
5' 8" x 4' 8" (1.73m x 1.42m)

Bedroom 3
8' 1" x 8' 3" (2.46m x 2.51m)

Bedroom 4
9' 9" x 6' 11" (2.97m x 2.11m)

Bathroom
8' 5" x 4' 11" (2.56m x 1.50m)

Garage
18' 1" x 9' 0" (5.51m x 2.74m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1292 sq.ft. (120.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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