



1 St Marys Close,
Etchinghill, Folkestone, CT18 8NX
£435,000

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1 St Marys Close

Etchinghill, Folkestone

A beautifully presented three bedroom family home with garage and parking, in a quiet village setting.

Situation

Etchinghill lies at the Southern end of the parish of Lyminge, maintaining a rural feel with the surrounding countryside forming part of the Kent Downs Area of Outstanding Natural Beauty. There is a wealth of walks, rides and cycle routes and a community hall provides a cinema club and other activities. The focal points of the village are the pub/restaurant and the well-known Etchinghill Golf Club, whilst the nearby village of Lyminge caters further for everyday needs. A regular bus service runs through the centre of the village giving access to the Channel Tunnel town of Folkestone and to the historic cathedral city of Canterbury. These offer an extensive range of shopping, recreational and educational facilities, together with the high-speed train services to London St Pancras. Access to the M20 is from Junction 11.

The Property

This is an immaculate, link-detached, modern house, positioned on a corner plot with excellent light and airy accommodation.

An entrance hall leads to a sleek modern fitted kitchen/breakfast room which in turn opens to a useful utility room containing matching units, full size sink/drain, space for white goods and a door to the outside. The sitting room, with feature fireplace and gas fire, is positioned at the rear of the property with a sun room off, leading to a family room and study. Just off the hallway is a useful cloakroom/WC.

Upstairs the Master bedroom has generous built-in wardrobes along with an ensuite shower room. There are two further bedrooms, family bathroom and an airing cupboard on this floor.

Outside

The rear gardens have been thoughtfully landscaped, being fully enclosed and extend around to both the side and front of the property. Positioned on a corner plot, there is a good degree of privacy and seclusion, whilst having the benefit of sunshine throughout most of the day.

There is an attached garage at the side with an internal door to the house. Off road parking to the front.

Services

All mains services are understood to be connected. Gas fired central heating.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

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 840422**

Ground floor
704 sq.ft. (65.4 sq.m.) approx.

1st floor
425 sq.ft. (39.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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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Entrance Hall

Sitting / Dining Room

15' 9" x 11' 9" (4.80m x 3.58m)

Kitchen/Breakfast Room

11' 5" x 8' 11" (3.48m x 2.72m)

Family Room

7' 8" x 7' 7" (2.34m x 2.31m)

Study

11' 1" x 6' 9" (3.38m x 2.06m)

Sun Room

7' 8" x 5' 9" (2.34m x 1.75m)

Utility room

6' 5" x 4' 8" (1.95m x 1.42m)

Cloakroom / WC

First Floor Landing

Master bedroom

11' 8" x 10' 0" (3.55m x 3.05m) plus wardrobes

Ensuite

5' 6" x 4' 7" (1.68m x 1.40m)

Bedroom Two

10' 5" x 9' 0" (3.17m x 2.74m)

Bedroom Three

9' 4" x 6' 3" (2.84m x 1.90m)

Family Bathroom

5' 11" x 5' 10" (1.80m x 1.78m)

Garage

10' 10" x 8' 6" (3.30m x 2.59m)

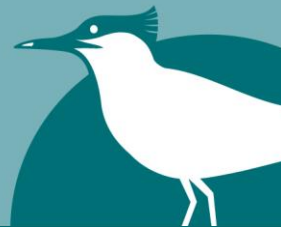
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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