



60 Webster Way, Hawkinge,  
Folkestone, CT18 7PZ  
£550,000 NO CHAIN

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# 60 Webster Way, Hawkinge, Folkestone

An immaculately presented three bedroom detached bungalow, with two bathrooms double garage excellently positioned within a desirable location in the ever popular village of Hawkinge. NO CHAIN.

## Situation

This substantial detached bungalow is located on Webster Way which is part of the exclusive Pentland Homes development namely 'The Meadows' within an extremely popular area in the bustling village of Hawkinge. Close by are a number of walks and rides over surrounding countryside. The village of 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 a new excellently equipped Care Home. Leisure and socialising activities within the village include Community Centre, Village Hall, Mayfly Restaurant, a Coffee Shop, the White Horse Public House, Cat and Custard Pot Public House, Indian and Chinese Take Away and several riding establishments. A 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.

An excellent large conservatory was added to this property at the construction stage, it extends across the rear offering further accommodation while allowing the owners to appreciate the lovely outlook of the private rear garden. There are three bedrooms, with the master having a range of built-in wardrobes as well as an en-suite bathroom while a further double bedroom and single can be found at the front of the property along with a family bath/shower room. An internal viewing is highly recommended to fully appreciate the space and quality of this desirable property.

## Outside

The rear gardens are fully enclosed and offer a great deal of seclusion and privacy. Mainly laid to neat lawn with shaped extensively planted border beds and an area of paved patio adjacent to the rear of the property extending around the side giving access to the garaging and driveway. A double garage with a good size driveway is found at the front of the property, having power and light connected.

## Services

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

## Local Authority

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

Tenure Freehold

Current Council Tax Band: E

EPC Rating: D

## The Property

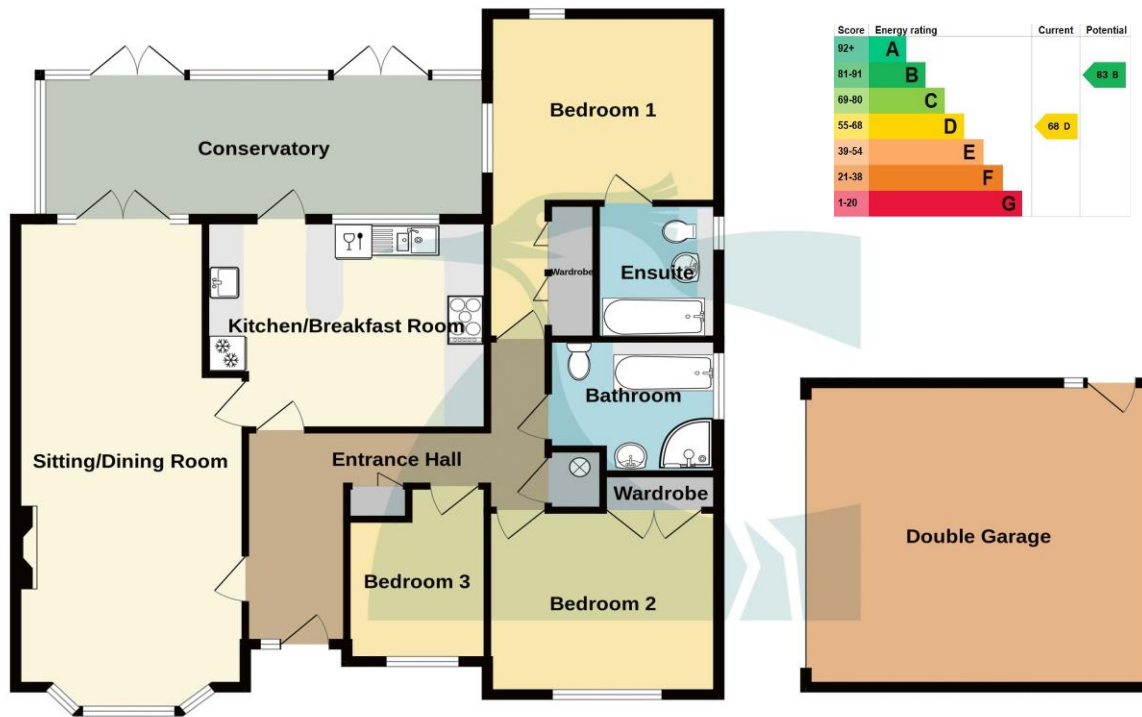
This is a substantial detached bungalow of superior quality, and was built by Pentland Homes as part of the exclusive development namely 'The Meadows'. Traditionally constructed of brick and block cavity walls with cavity insulation, it is considered to be well appointed and benefits from full gas fired central heating, and upvc double glazing. The accommodation consists; wide hallway leading to a spacious light and airy sitting room with a fitted fireplace and a separate dining area. An extensively fitted kitchen/breakfast room incorporates a variety of goods to include: electric range oven, dishwasher, fridge/freezer, washing machine, tumble dryer and water softener, all of which provide potential for the most experienced chef or home cook!





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

# Ground Floor 1578 sq.ft. (146.6 sq.m.) approx.



## Entrance Hall

## Sitting / Dining Room

28' 6" x 12' 0" (8.68m x 3.65m) narrowing to 8'8" (2.64m)

## Kitchen / Breakfast Room

14' 9" x 11' 9" (4.49m x 3.58m)

## Conservatory

23' 4" x 8' 0" (7.11m x 2.44m)

## Bedroom One

18' 2" x 12' 0" (5.53m x 3.65m) maximum 18' 2" (5.53m) including wardrobes / dressing area

## Ensuite

7' 7" x 6' 3" (2.31m x 1.90m)

## Bathroom

7' 6" x 8' 6" (2.28m x 2.59m)

## Bedroom Two

12' 1" x 10' 3" (3.68m x 3.12m) plus wardrobe

## Bedroom Three

10' 3" x 7' 1" (3.12m x 2.16m) maximum 10'3" (3.12m) narrowing to 8' 0" (2.44m)

## Double Garage

17' 0" x 18' 0" (5.18m x 5.48m)

TOTAL FLOOR AREA : 1578 sq.ft. (146.6 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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