



7 Gloster Close Hawkinge
FOLKESTONE, CT18 7PP
£550,000

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7 Gloster Close

Hawkinge, FOLKESTONE

An extensive family house with four bedrooms, three bath/shower rooms, double garage and generous parking. No Chain.

Situation

This generously sized family house is excellently situated in a small cul-de-sac within a most desirable area 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 an excellently equipped Care Home. Leisure and socialising activities within the town include Community Centre, Village Hall, Mayfly Restaurant, 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

This is a substantial property with exceptional accommodation positioned in a most desirable residential area of Hawkinge. The property is being offered with no chain and has flexible reception rooms including a large conservatory with lovely views over the rear garden. It would now, however, benefit from some updating and modernisation in order to bring it up to today's exacting standards. On the ground floor is a spacious entrance hall, fully fitted kitchen/breakfast room, generous size sitting room with doors opening to the large conservatory, separate dining room, study, downstairs cloakroom/wc and a family room. Upstairs are four good size bedrooms, two of which have en-suite

shower rooms while the three largest bedrooms all have built-in wardrobes. There is also a family bathroom on this floor. A super property that offers adaptable and flexible living for all your family needs, an early viewing is strongly recommended.

Outside

The front garden is considered low maintenance with an established conifer and border planting. Ample driveway parking to the front of the double garage for numerous vehicles. The fully enclosed rear garden has been thoughtfully landscaped with neat lawn, generous paved patio area and a decorative pond. A large pergola, wide side access, double attached garage and ample driveway parking complete the outside space.

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: F

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.

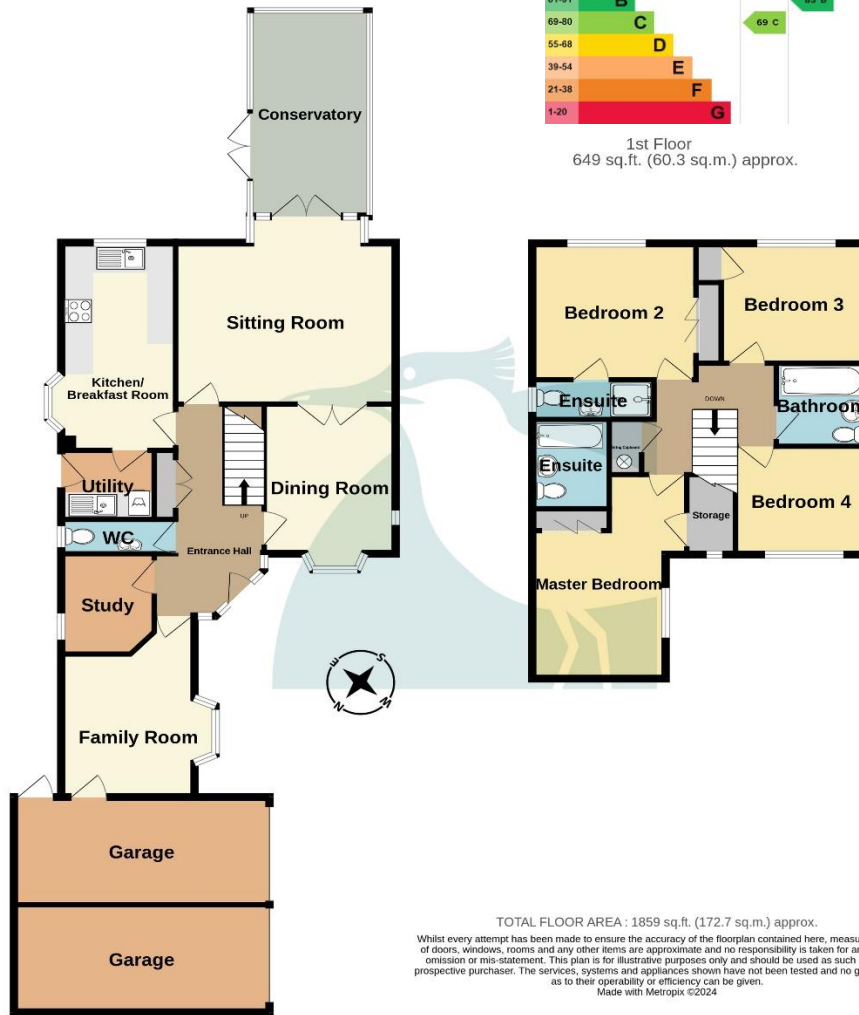


To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor
1210 sq.ft. (112.4 sq.m.) approx.



1st Floor
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1859 sq.ft. (172.7 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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Garage
18' 3" x 8' 1" (5.56m x 2.46m)

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Kitchen / Breakfast Room
15' 8" x 8' 2" (4.77m x 2.49m)

Sitting Room
15' 8" x 12' 2" (4.77m x 3.71m)

Dining Room
11' 6" x 9' 4" (3.50m x 2.84m)

Family Room
10' 1" x 9' 7" (3.07m x 2.92m)

Study
7' 7" x 6' 8" (2.31m x 2.03m)

Utility Room
6' 8" x 5' 3" (2.03m x 1.60m)

Conservatory
15' 7" x 8' 8" (4.75m x 2.64m)

Master Bedroom
11' 2" x 9' 8" (3.40m x 2.94m) + Wardrobes and Hallway

Master Bedroom Ensuite
6' 7" x 5' 6" (2.01m x 1.68m)

Storage
5' 10" x 3' 5" (1.78m x 1.04m)

Bedroom Two
11' 10" x 10' 2" (3.60m x 3.10m)

Bedroom Two Ensuite
8' 8" x 3' 1" (2.64m x 0.94m)

Bedroom Three
10' 3" x 9' 0" (3.12m x 2.74m)

Bedroom Four
9' 5" x 8' 4" (2.87m x 2.54m)

Family Bathroom
6' 4" x 6' 2" (1.93m x 1.88m)

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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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