



Wagtail, 22 Pay Street,
Densole, Folkestone, CT18 7DR
£425,000

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Wagtail, 22 Pay Street, Densole, Folkestone

A modern updated detached bungalow immaculately presented with beautiful landscaped gardens in a desirable village location.

Situation

This delightful property is ideally situated in a popular village lane in Densole having a local pub, Post Office and Premier convenience store along with bus stops to Folkestone and Canterbury. Close by are a number of walks and rides over surrounding countryside. The nearby 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 modern equipped Care Home. Leisure and socialising activities within the village include Community Centre, Village Hall, Mayfly Restaurant, Coffee Shop, the White Horse Public House, Cat and Custard Pot Public Take Away food facilities. 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 57 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 modern updated and improved village bungalow offers deceptive accommodation, whilst set in a popular location within the village of Densole. The current owners have completed an extensive modernisation of the property including some layout alterations creating a comfortable yet stylish family size home. Some of the major works included; full rewire, new plumbing system (boiler, pipes and radiators), UPVC double glazing, a contemporary style kitchen with induction hob and electric oven plus a superb new luxurious shower

room/WC. Neutral decoration and carpets complete the properties transformation, thus providing a beautiful home where you can simply move in and enjoy your surroundings.

Outside

The rear garden is thoughtfully designed and incorporates an area of neat lawn, generous paved Indian sandstone patio, large workshop and summerhouse. The front garden is also laid to neat lawn with an array of colourful plant and flower borders. There is generous parking via a smart Pavia driveway for several vehicles.

Services

All 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

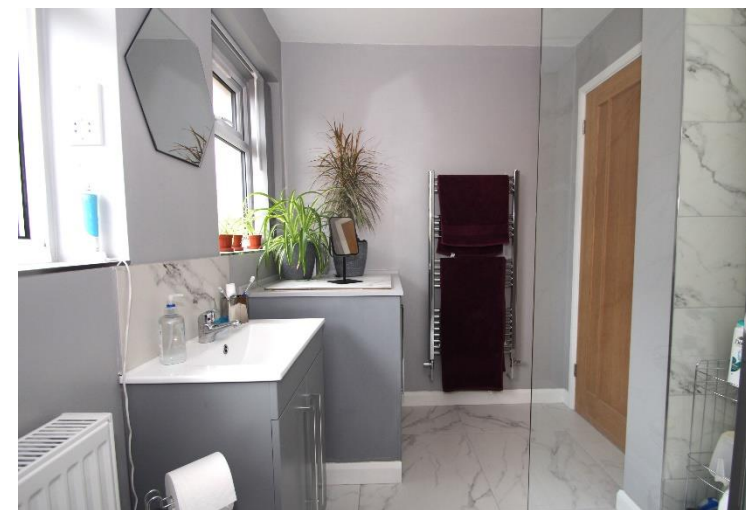
Freehold

Current Council Tax Band: D

EPC Rating: D

Agents Note

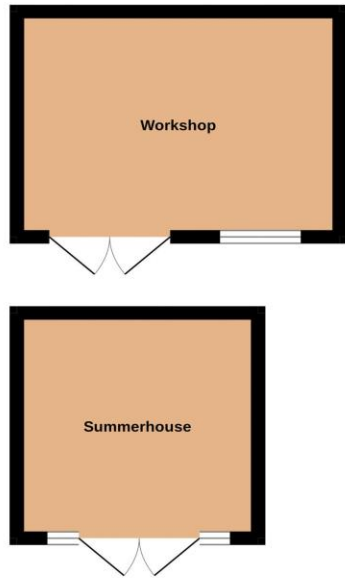
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Outbuildings
226 sq.ft. (21.0 sq.m.) approx.

Ground Floor
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA: 1057 sq.ft. (98.2 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
7' 4" x 6' 9" (2.23m x 2.06m)

Bedroom Three / Study
12' 11" x 7' 9" (3.93m x 2.36m)

Bedroom One
12' 7" x 11' 5" (3.83m x 3.48m)

Sitting / Dining Room
17' 8" x 12' 7" (5.38m x 3.83m)

Bedroom Two
12' 6" x 10' 11" (3.81m x 3.32m)

Shower Room
9' 1" x 6' 4" (2.77m x 1.93m)

Kitchen
10' 11" x 7' 1" (3.32m x 2.16m) extending to 12' 3" (3.73m)

Workshop
9' 10" x 13' 1" (3m x 4m)

Summerhouse
9' 10" x 9' 10" (3m x 3m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

135 Canterbury Road, Hawkinge, Kent, CT18 7BS
t: 01303 892000
e: hawkinge@colebrooksturrock.com



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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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