



5 Napier Court Aerodrome Road
Hawkinge, Folkestone, CT18 7AG
£299,995

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5 Napier Court

Aerodrome Road, Hawkinge, Folkestone

An immaculate, modern semi-detached Pentland built house, finished with two parking spaces and pretty gardens

Situation

The property is ideally located within the popular semi-rural 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, 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.

The Property

This is a quality Pentland constructed house positioned in a small development of similar style properties, having quality fixtures and fittings. The accommodation is spacious with a good sized entrance hall with storage and cloakroom / wc leading through to a generous sitting / dining room, while a super well fitted kitchen can be found at the front with matching wall and base units, incorporating a hob, oven, dishwasher and fridge/freezer. Upstairs are two double bedrooms, both with fitted wardrobes and the spacious

bathroom benefits from both a bath and shower cubicle whilst on the landing there is additional storage.

Outside

There is a small compact front garden planted with flowering shrubs to give year round interest. One of the benefits of this property is 2 allocated parking spaces directly at the front of the property.

The rear garden is fully enclosed and is considered to be low maintenance, there is a paved patio area to the rear and side, a useful greenhouse and storage shed and at the rear of the garden is a decking area in which to sit and relax.

Services

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

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: C

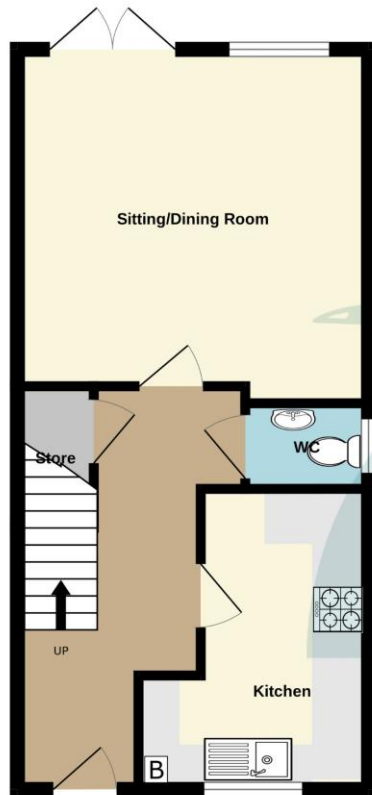
Agents Note

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
401 sq.ft. (37.3 sq.m.) approx.



1st Floor
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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Entrance Hall

Kitchen

11' 10" x 9' 0" (3.60m x 2.74m)

Sitting / Dining Room

13' 10" x 13' 2" (4.21m x 4.01m)

Cloakroom / WC

First Floor Landing

Bedroom One

13' 11" x 9' 11" (4.24m x 3.02m)

Bedroom Two

13' 10" x 8' 8" (4.21m x 2.64m)

Bath / Shower Room

5' 10" x 7' 6" (1.78m x 2.28m)

Store cupboard

Greenhouse

6' 0" x 6' 0" (1.83m x 1.83m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	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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