



67 The Street
Hawkinge, Folkestone, CT18 7DE
Guide Price £425,000 NO CHAIN

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67 The Street,

Hawkinge, Folkestone

Excellent presented semi-detached bungalow set back within its own landscaped gardens adjoining open fields with countryside views, garage and parking.

Situation

This super bungalow is positioned within its own gardens and set back from the road with long driveway, being convenient located on the East side of Hawkinge. There are a wealth of walks, rides and cycle routes over surrounding countryside. The town of Hawkinge boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, Veterinary Surgery, two Primary Schools and Post Office. Leisure and socialising activities include Community Centre, Village Hall, Mayfly Restaurant, the White Horse Public House, Cat and Custard Pot Public House and a selection of take away services. A bus service runs to both the coastal port of Folkestone to the South and, to the North, the cathedral city of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line rail services together with the high-speed train to London St Pancras. A short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

A modern and stylish semi-detached bungalow immaculately presented throughout having been updated to include modern shower and cloakroom/WC suites and contemporary Oak doors. The accommodation is deceptive with all the rooms being of a good size and filled with natural light. In the generous hallway is a useful coat cupboard along with a separate, newly installed cloakroom/WC. The exceptionally large and spacious sitting room has lovely views over the pretty gardens and beyond, while the large L-shaped kitchen/dining room has an extensive mix of fitted units incorporating integrated white goods, induction hob, electric oven and microwave. A large inner hallway then gives access to the updated, luxurious family shower room, along with the three good size bedrooms with the master bedroom

having built-in wardrobes and fitted units. This is a spacious, modern and practical family bungalow where an internal viewing is essential.

Outside

The gardens have been thoughtfully landscaped to incorporate several delightful areas in which to enjoy outside dining or to simply relax in an idyllic place and unwind. Within the garden is a quality summerhouse and a garden shed, both have power connected while at the front of the property is a detached garage and generous driveway parking for several vehicles. Neat shaped lawns extend out at the rear and again out to the front, while a sweeping driveway leads up to the front of the property.

Services

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

Local Authority

Folkestone and 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 892000**

Ground Floor

1147 sq.ft. (106.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Entrance Hall
11' 4" x 3' 1" (3.45m x 0.94m)

Kitchen
11' 3" x 6' 10" (3.43m x 2.08m)

Dining Room
14' 2" x 7' 6" (4.31m x 2.28m)

Sitting Room
25' 2" x 13' 7" (7.66m x 4.14m)

Inner Hall
7' 9" x 6' 3" (2.36m x 1.90m)

Master bedroom
12' 2" x 13' 3" (3.71m x 4.04m)

Bedroom Two
11' 0" x 8' 4" (3.35m x 2.54m)

Bedroom Three
11' 0" x 6' 4" (3.35m x 1.93m)

Shower Room
7' 9" x 5' 3" (2.36m x 1.60m)

Cloakroom/WC
5' 2" x 2' 5" (1.57m x 0.74m)

Garage
16' 8" x 8' 6" (5.08m x 2.59m)

TOTAL FLOOR AREA: 1147 sq.ft. (106.6 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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