



3 Meriden Walk
Etchinghill, Folkestone, CT18 8NY
£410,00

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3 Meriden Walk

Etchinghill, Folkestone

Detached modern house with garage and long drive
ideally positioned with views over the village green.

Situation

Etchinghill lies at the Southern end of the parish of Lyminge, maintaining a rural feel with the surrounding countryside forming part of the Kent Downs Area of Outstanding Natural Beauty. There is a wealth of walks, rides and cycle routes and a community hall provides a cinema club and other activities. The focal point for the village remains the local pub / restaurant and the well-used local golf course. A regular bus service runs through the centre of the village giving access to the south, to the Channel Tunnel town of Folkestone and Ancient Cinque Port Town of Hythe on the coast, with a charming old High Street and a range of independent shops, while to the north, will be found the historic cathedral city of Canterbury. These all offer an extensive range of shopping, recreational and educational facilities, together with the high-speed train services to London St Pancras. Access to the M20 is from Junction 11.

The Property

Nestled in the highly desirable and attractive village of Etchinghill, this modern three bedroom detached house offers a perfect blend of countryside charm with modern living. The village's peaceful surroundings and friendly community make it an ideal location for families and professionals alike. The accommodation consists of three bedrooms, including a master bedroom with built-in wardrobes and an en-suite shower room while a family bathroom can also be found on this first floor. On the ground floor is a generously sized sitting/dining room with a feature gas fire and surround, perfect for relaxing or entertaining guests with sliding patio doors opening out to the neat landscaped gardens at the rear. At the front of the house is a modern, well-equipped kitchen with matching wall and base units incorporating a gas hob, electric oven with extractor above, while there is ample space for white goods creating a super family space for meals or social gatherings. Off here will be found a utility room with sink, cupboards and space for washing

machine. Conveniently located on the ground floor is a cloakroom/WC.

Outside

The property has a pretty terraced garden, ideal for green-fingered enthusiasts, featuring a garden shed, greenhouse, and a lovely patio area, perfect for outdoor dining and relaxation. There is an attached garage to the side of the property which is accessed via a long driveway at the rear, providing ample parking. A side gate allows ease of access from the front of the property to the garage and parking area, while a further gate leads from the parking area into the private rear garden. This is a beautifully presented home offering an excellent opportunity to enjoy modern village living, complete with all the comforts you'd expect in a family home. For more information or to arrange a viewing, please contact us.

Services

All main 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: D

EPC Rating: C

Agents Note

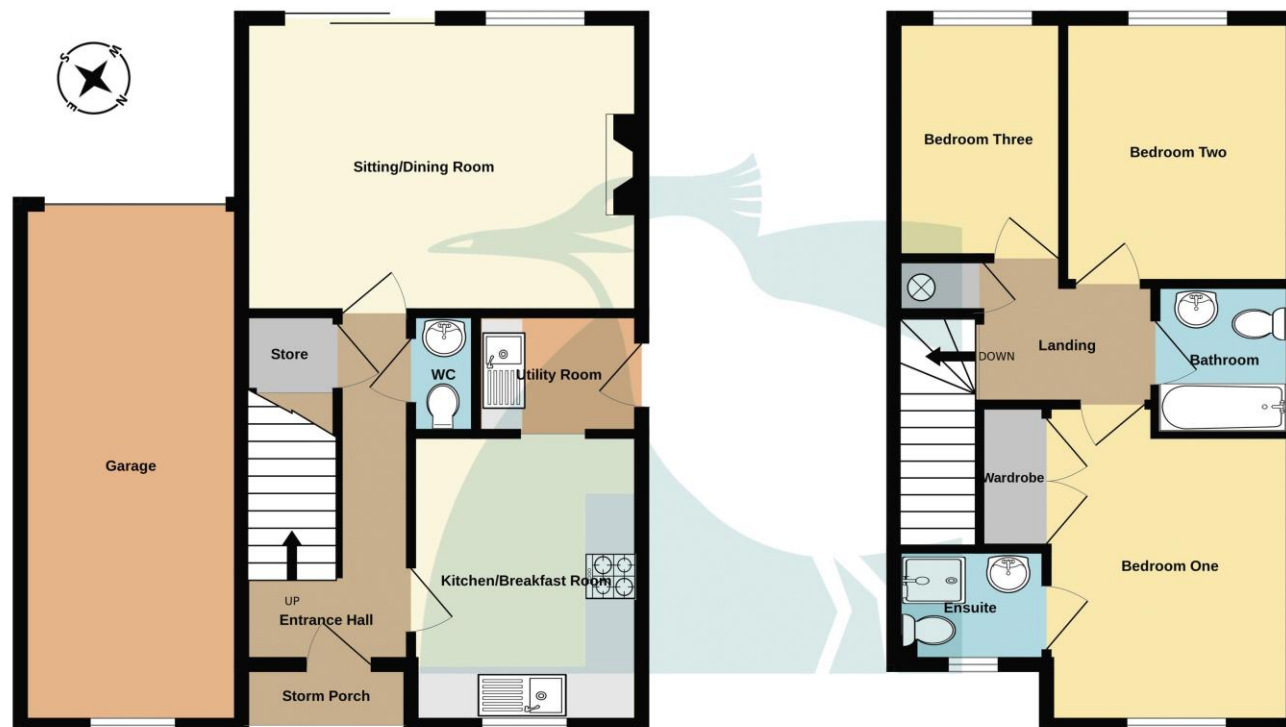
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Ground Floor
607 sq.ft. (56.4 sq.m.) approx.

1st Floor
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 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/Breakfast Room

11' 6" x 9' 0" (3.50m x 2.74m)

Sitting/Dining Room

15' 7" x 11' 8" (4.75m x 3.55m)

Utility Room

6' 6" x 4' 9" (1.98m x 1.45m)

Cloakroom

4' 9" x 2' 5" (1.45m x 0.74m)

Bedroom One

11' 8" x 9' 8" (3.55m x 2.94m)

En-suite

5' 8" x 4' 7" (1.73m x 1.40m)

Bedroom Two

10' 8" x 9' 1" (3.25m x 2.77m)

Bedroom Three

9' 5" x 6' 3" (2.87m x 1.90m)

Bathroom

5' 11" x 5' 5" (1.80m x 1.65m)

Garage

20' 6" x 8' 7" (6.24m x 2.61m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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