



32 Silverlands Road, Lyminge,  
FOLKESTONE, CT18 8JG  
Guide Price £390,000

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# 32 Silverlands Road

Lyminge, FOLKESTONE

A detached three bedroom bungalow excellently updated with light and spacious accommodation positioned in a popular location within this sought after village.

## Situation

The property is well located within this popular village, which boasts a good range of amenities, including newsagents, general stores, post office, tea rooms, public house/restaurant, primary school, church, two doctors' surgeries, pharmacy, takeaway and active village hall. There is also a public library, bowls club and sports field. The surrounding countryside forms part of the Kent Downs Area of Outstanding Natural Beauty over which there is a wealth of walks, rides and cycle routes. A regular bus service runs through the centre of the village, giving access, to the north, to the cathedral city of Canterbury and, to the south, the Channel Tunnel town of Folkestone and the Ancient Cinque Port Town of Hythe on the coast. Each of these offers a wide range of shopping, recreational and educational facilities, together with high speed main line train services to London with the travel time having been reduced to some 60 minutes to St Pancras. A little further afield via the M20 motorway will be found the expanding business centre of Ashford from where the capital may be accessed in some 37 minutes. The Port of Dover, along with the Euro Tunnel gives direct and easy access deep into Europe.

## The Property

This is a beautifully updated detached bungalow, positioned in a popular location within easy access of all the various amenities Lyminge has to offer. The current owners have improved the property greatly both internally and externally.

The accommodation is light and airy with a large double aspect reception room at the front offering excellent space and versatility, while, off here is a well fitted modern kitchen with matching units and oak worktops incorporating a large range oven and a door to the outside.

There are three good size bedrooms and a recently installed new bathroom suite.

## Outside

The gardens at the rear are fully enclosed with an area of neat lawn, a paved patio and there is a delightful summerhouse adjacent to the patio creating a super place for alfresco dining.

The front gardens are open plan and laid to lawn with neat box hedging, ample driveway parking for several vehicles and a detached garage with an up and over door to the front and a further side door to the rear garden.

## Services

All mains services are understood to be connected.

## 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

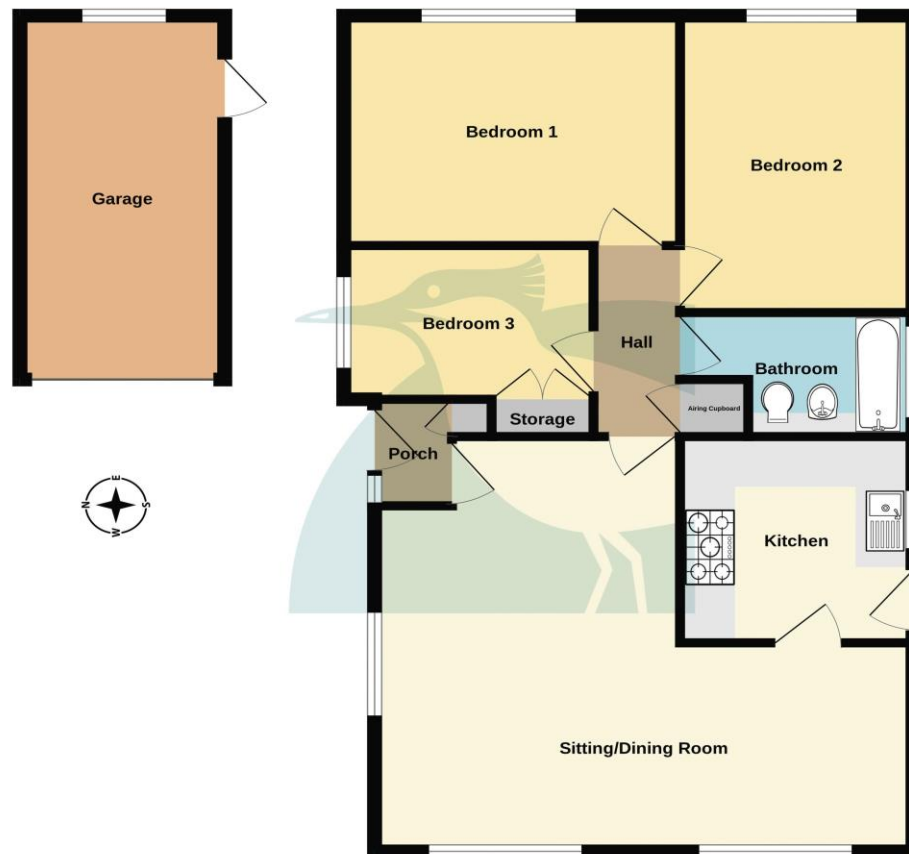
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.





To view this property call Colebrook Sturrock on **01303 840422**

Ground Floor  
911 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.7 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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## Entrance Hallway

## Sitting / Dining Room

21' 2" x 11' 11" (6.45m x 3.63m) narrowing to 7'2" (2.18m)

## Kitchen

8' 10" x 8' 8" (2.69m x 2.64m)

## Inner Hallway

## Bedroom One

13' 3" x 9' 11" (4.04m x 3.02m)

## Bedroom Two

12' 10" x 8' 9" (3.91m x 2.66m)

## Bedroom Three

9' 11" x 6' 6" (3.02m x 1.98m) plus wardrobes

## Bathroom

## Garage

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

Bank Buildings, Elham, Canterbury, Kent, CT4 6TD

t: 01303 840422

e: elham@colebrooksturrock.com



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