



5 Vickers Close
Hawkinge, Folkestone, CT18 7FH
£260,000

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5 Vickers Close, Hawkinge, Folkestone

A much-improved two-bedroom mid-terraced modern home, featuring a spacious conservatory, fully enclosed south-facing garden, and allocated off-road parking.

Situation

The property is situated within Vickers Close, in the popular village of Hawkinge. This property enjoys a peaceful setting with easy access to countryside walks and bridleways. The village offers a wide range of amenities including Tesco Express, Lidl, GP and dental surgeries, two pharmacies, two primary schools, a Post Office, and a care home. Leisure options include a community centre, village hall, coffee shop, restaurants, local pubs, and various takeaways. A nearby bus stop provides regular services to Folkestone and Canterbury, both offering excellent shopping, education, and mainline rail links to London. The High-Speed service from Folkestone to London St Pancras via Ashford takes just 59 minutes. The property is also well located for road travel, with easy access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

These attractive cottage-style homes, originally built by McLean Homes, have consistently proven popular. This particular property is ideally positioned at the entrance of a quiet cul-de-sac made up of similar two- and three-bedroom homes. Offering easy-to-maintain and economical accommodation, the house benefits from full UPVC double glazing and gas-fired central heating. A stylish, modern kitchen has recently been installed, thoughtfully designed with both form and function in mind. The contemporary white bathroom suite is also a recent upgrade. To the rear of the property, a spacious sitting room opens into a generously sized conservatory a versatile space perfect for use as a dining area or a second reception room, ideal for enjoying views of the south-facing garden. Upstairs, there are two bedrooms, both featuring built-in wardrobes, along with the previously mentioned family bathroom.

Early viewing is highly recommended to fully appreciate the presentation, location, and the delightful south-facing garden this lovely home has to offer.

Outside

The South facing rear garden is fully enclosed and not overlooked. There is raised bed, along with planted borders containing established flowering shrubs. It has been carefully landscaped with Cotswold stone and the addition of a patio adjacent to the rear and access to the front via a high timber gate. The front is considered low maintenance with off road parking for two vehicles.

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: C

EPC Rating: D

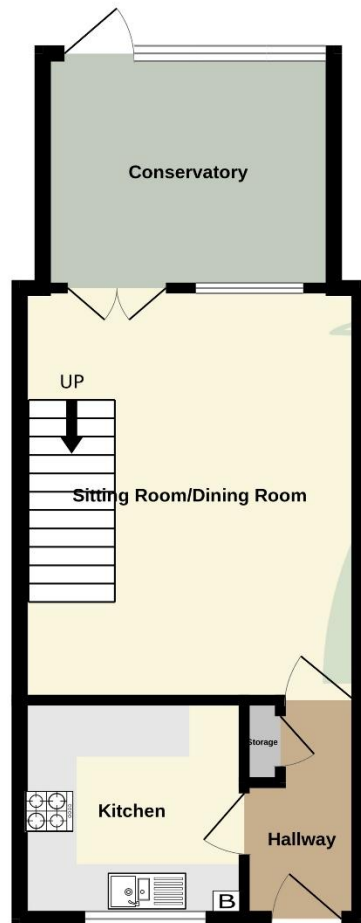
Agents Note

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.

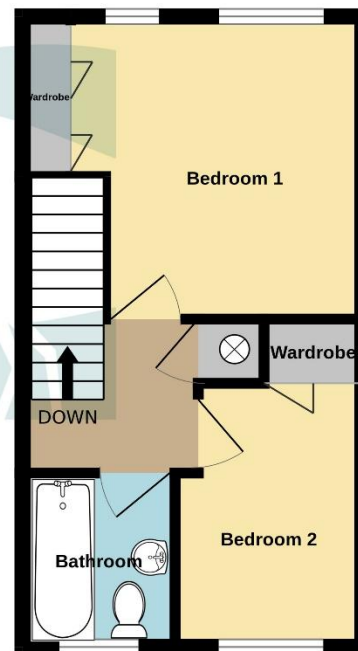


To view this property call Colebrook Sturrock on **01303 892000**

Ground floor
370 sq.ft. (34.4 sq.m.) approx.



1st floor
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 651 sq.ft. (60.5 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' 10" x 3' 11" (2.39m x 1.19m)

Kitchen

7' 9" x 7' 9" (2.36m x 2.36m)

Sitting/Dining Room

15' 3" x 12' 11" (4.64m x 3.93m)
Narrowing to 9' 3" (2.82m)

Conservatory

10' 5" x 8' 7" (3.17m x 2.61m)

First Floor Landing

6' 3" x 5' 3" (1.90m x 1.60m)

Bedroom One

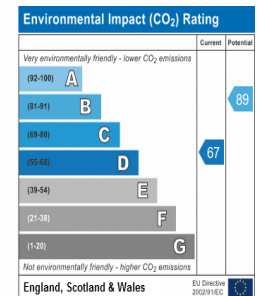
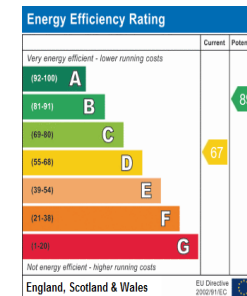
11' 3" x 10' 2" (3.43m x 3.10m)
+ wardrobes

Bedroom Two

9' 4" x 6' 4" (2.84m x 1.93m)
+ wardrobes

Family Bathroom

6' 2" x 5' 5" (1.88m x 1.65m)



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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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