



43 Peregrine Close Hythe Kent CT21 6QZ  
Guide £365,000

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# 43 Peregrine Close

Hythe Kent CT21 6QZ

A beautiful three bedroom semi-detached home moments from the Royal Military canal and local beauty spots.

## Situation

An extremely well located home just moments from the Royal Military canal with its pleasant walks and cycle paths.

A desirable residential area approximately a mile and a half to the west of Hythe's centre, with its variety of independent shops, restaurants and supermarkets, with a primary school nearby and bus routes close by.

Commuting services are excellent with High Speed rail connections into London St Pancras in under an hour from nearby Folkestone West station and the M20 motorway provides a network to the remainder of Kent and Eurotunnel in Cheriton offers connections to France and the Continent.

## The Property

A thoughtfully designed three bedroom home built to exacting standards and immaculately finished throughout.

The entrance hall opens to a stylish new fitted kitchen with integral appliances. There is a spacious light and airy sitting room and adjoining conservatory with doors opening onto the rear garden.

There is a separate cloakroom on the ground floor.

Rising to the first floor there are three bedrooms, the master with en-suite facilities and a family bathroom.

## Outside

The property is approached by a driveway with parking and access to the garage and the enclosed rear garden is laid to lawn with flower borders and a patio area.

The garage has been part converted into a useful craft/hobbies room.

## Services

We understand all main services are available.

## Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

**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.



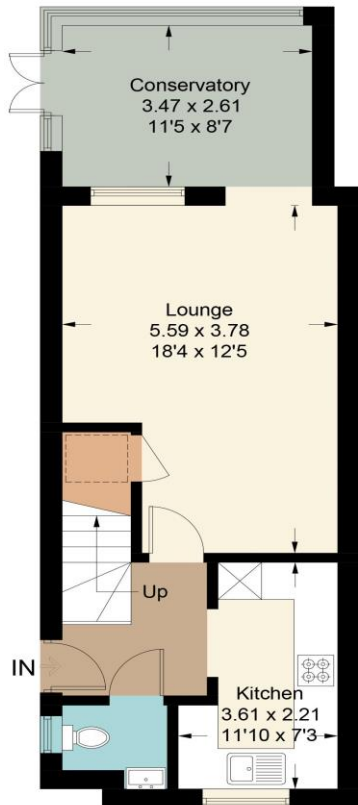


To view this property call Colebrook Sturrock on **01303 260666**

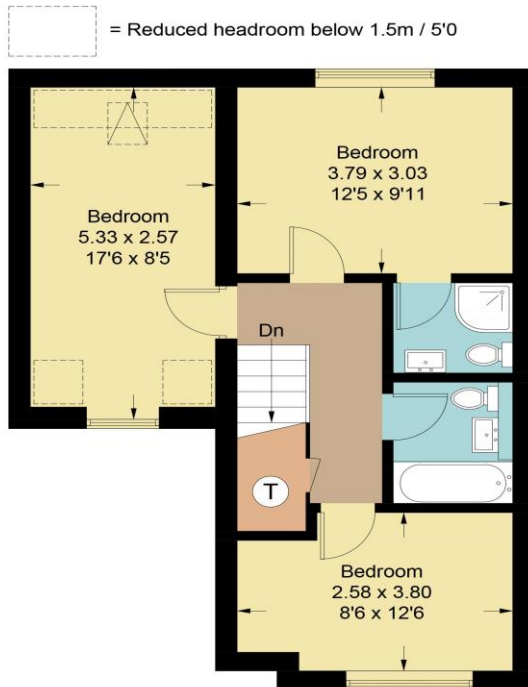


# Peregrine Close, Hythe, CT21

Total Approximate Gross Internal Area = 96 sq m / 1033 sq ft

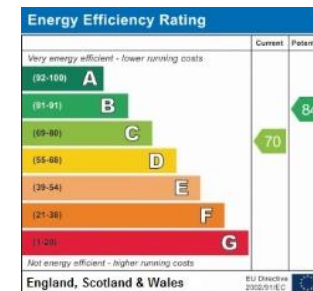


**Ground Floor**  
492 sq ft / 45.7 sq m



**First Floor**  
541 sq ft / 50.3 sq m

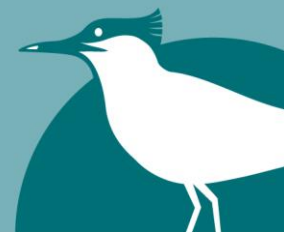
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID755822)



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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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