



17 Hunt Close
Hawkinge, Folkestone, CT18 7FJ
£435,000

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17 Hunt Close

A deceptively spacious four-bedroom detached family home set on a generous plot with a south-facing garden, detached garage plus additional parking.

Situation

Hunt Close is situated within a quiet cul-de-sac in the popular location of Hawkinge. The property enjoys easy access to surrounding countryside, with a variety of walks and riding routes close by. Hawkinge offers a strong range of everyday amenities including a Tesco Express, Lidl superstore, two pharmacies, doctors' and dental surgeries, two primary schools, a Post Office, and a well-regarded care home. The village also benefits from an active community centre, village hall, restaurant, café, and several takeaway options. There is a regular bus service, with further transport links available via the High-Speed Rail services from Folkestone.

This spacious family home must be viewed at your earliest convenience to fully appreciate both its excellent location and well-proportioned accommodation.

Outside

The property enjoys a good-sized, fully enclosed south-facing rear garden, fitted with quality Jackson fencing and mainly laid to a well-kept lawn. A raised decked terrace sits adjacent to the house, providing an ideal space for outdoor dining and entertaining, complemented by additional paved patio areas to the rear and side.

There is private access into the detached garage, which benefits from power and light, an up-and-over door to the front and is fully boarded for storage with ladder access. To the side, a high timber gate provides access to the front parking area and gardens. There is driveway parking to the front of the garage, along with additional off-road parking for several vehicles to the side.

The Property

This deceptively spacious detached family home occupies a generous plot and has been updated and improved by the current owners over recent years. The ground floor accommodation begins with a bright entrance hall with a side window, with stairs rising to the first-floor landing, which also benefits from a side window allowing plenty of natural light.

There is a useful downstairs cloakroom/WC and a generous sitting room featuring an attractive bay window with seating. Double doors lead through to a separate dining room with patio doors opening onto a raised decked terrace, ideal for enjoying the garden throughout the year.

From the dining room, a sliding door leads into the well-equipped kitchen, fitted with a range of matching units and incorporating an eye-level double oven, gas hob and space for additional white goods.

Upstairs, the property offers four bedrooms, with the principal bedroom benefiting from an en-suite shower room, in addition to a modern family bathroom serving the remaining bedrooms. The landing also provides access to a fully boarded and well insulated loft space with power and light.

Services

All main services are understood to be connected.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: C

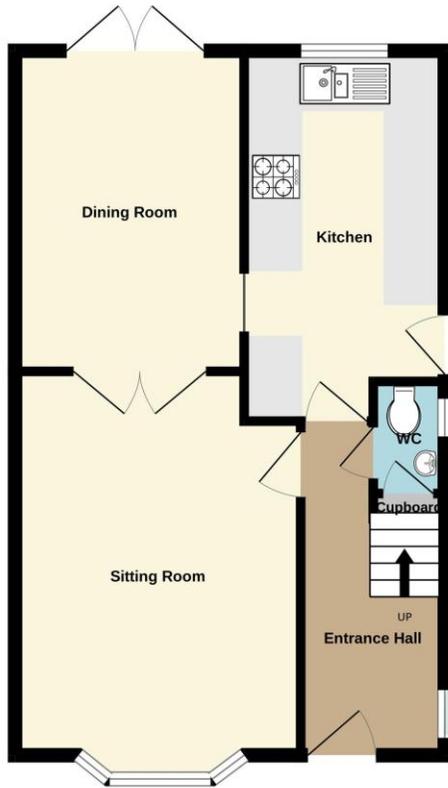
Agents Note

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.

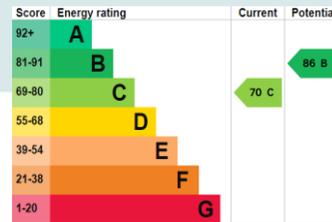
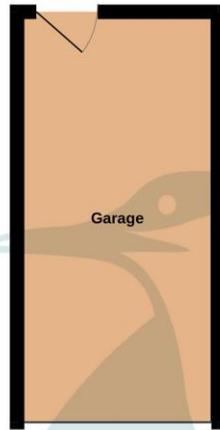
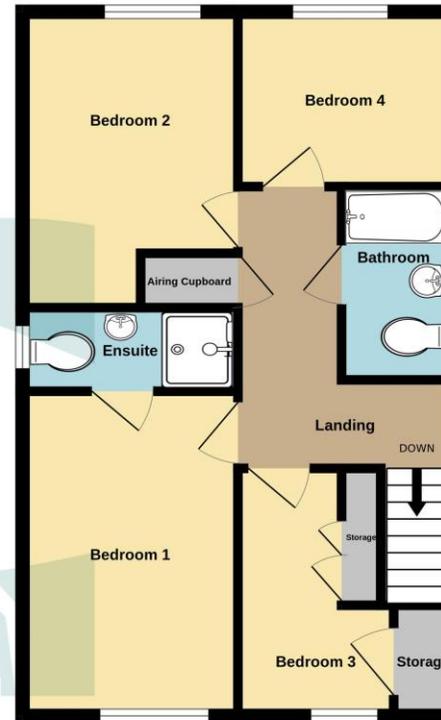


To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor
644 sq.ft. (59.8 sq.m.) approx.



1st Floor
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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

14' 2" x 5' 10" (4.31m x 1.78m)

Sitting Room

15' 9" x 11' 9" (4.80m x 3.58m)

Dining Room

13' 0" x 9' 4" (3.96m x 2.84m)

Kitchen

15' 1" x 8' 9" (4.59m x 2.66m)

Cloakroom/WC

5' 7" x 2' 10" (1.70m x 0.86m)

First Floor Landing

Bedroom One

13' 10" x 8' 8" (4.21m x 2.64m)

Ensuite

8' 8" x 3' 4" (2.64m x 1.02m)

Bedroom Two

11' 11" x 8' 9" (3.63m x 2.66m)

Bedroom Three

10' 1" x 7' 2" (3.07m x 2.18m)
narrowing 5' 8" (1.73m) + wardrobes

Bedroom Four

9' 1" x 7' 7" (2.77m x 2.31m)

Bathroom

7' 5" x 5' 6" (2.26m x 1.68m)

Garage

16' 9" x 8' 2" (5.10m x 2.49m)

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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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