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# Ians Walk, Hythe

## Guide Price £450,000



GUIDE PRICE £450,000 - £475,000.

A spacious extended semi-detached family home offers a perfect blend of comfort and style. With three well-proportioned reception rooms, this property provides ample space for both relaxation and entertaining. The three bedrooms are thoughtfully designed, ensuring a restful retreat for all family members.

The extended accommodation enhances the living space, allowing for a versatile layout that can adapt to your lifestyle. One of the reception rooms offers Bi-folding doors leading to a raised entertaining area, making it the perfect place to enjoy the garden and views over roof tops and sea views. There is a further reception that offers a good size study, which is ideal for anyone looking to work from home.

There is a modern kitchen/breakfast room with a range of modern wall and base units with spaces for range cooker and American Style fridge/freezer and dishwasher. In addition, the ground floor offers a downstairs cloakroom and utility room.

The house boasts en suite bathroom to master bedroom and family bathroom, catering to the needs of a busy household while adding a touch of convenience to daily routines.

The property offers an enclosed rear garden with raised entertaining area with steps leading down to a laid to lawn garden with side access leading to front garden. The front garden is mainly laid to lawn with potential to extend the driveway to offer parking.

One of the standout features of this property is the stunning sea views, which can be enjoyed from various vantage points within the home. Imagine waking up with the picturesque scenery that the coast has to offer.

Whether you are looking for a family home or a peaceful retreat, this property in Hythe is sure to impress. With its spacious accommodation and enviable location, it presents an excellent opportunity for those seeking a new place to call home.

The charming Cinque Ports Town of Hythe, with an attractive seafront, 3 supermarkets (including Waitrose, Sainsburys and Aldi) and busy High Street with a choice of interesting, independent shops and restaurants. There are a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre. The historic and picturesque Royal Military Canal, with pleasant walks and cycle path and seafront with long pebbly beach are also nearby. Visit the famous Romney Hythe and Dymchurch Steam Railway.

The area has easy access to the M20 motorway, with Dover Harbour a short distance away to pop across to France. While the high-speed service to London St. Pancras in approx 50 minutes can also be accessed from nearby Folkestone Central and West station.

Services - Mains water, gas, electricity and sewerage

Heating - Gas central heating

Broadband - Average Broadband Speed 7mb to 1800mb

Mobile Phone coverage - Okay - Good

Flood Risk - Very Low





- EXTENDED SEMI DETACHED FAMILY HOME
  - THREE GOOD SIZED BEDROOMS
  - THREE RECEPTION ROOMS
  - MODERN KITCHEN/BREAKFAST ROOM
  - DOWNSTAIRS CLOAKROOM
- EN SUITE BATHROOM AND FAMILY BATHROOM
  - SEA VIEWS OVER ROOF TOPS
  - FRONT AND REAR GARDENS
  - SOUGHT AFTER LOCATION







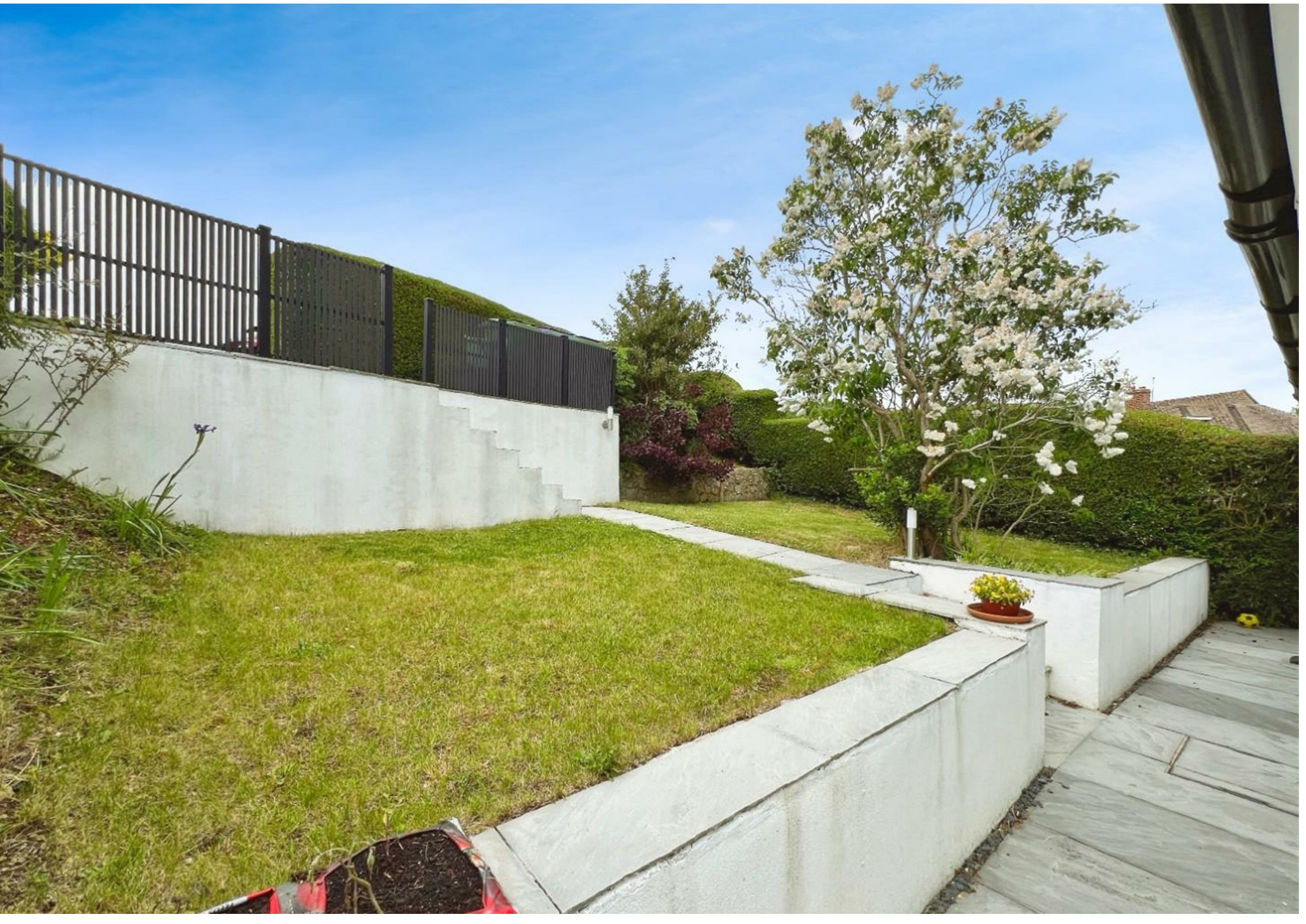




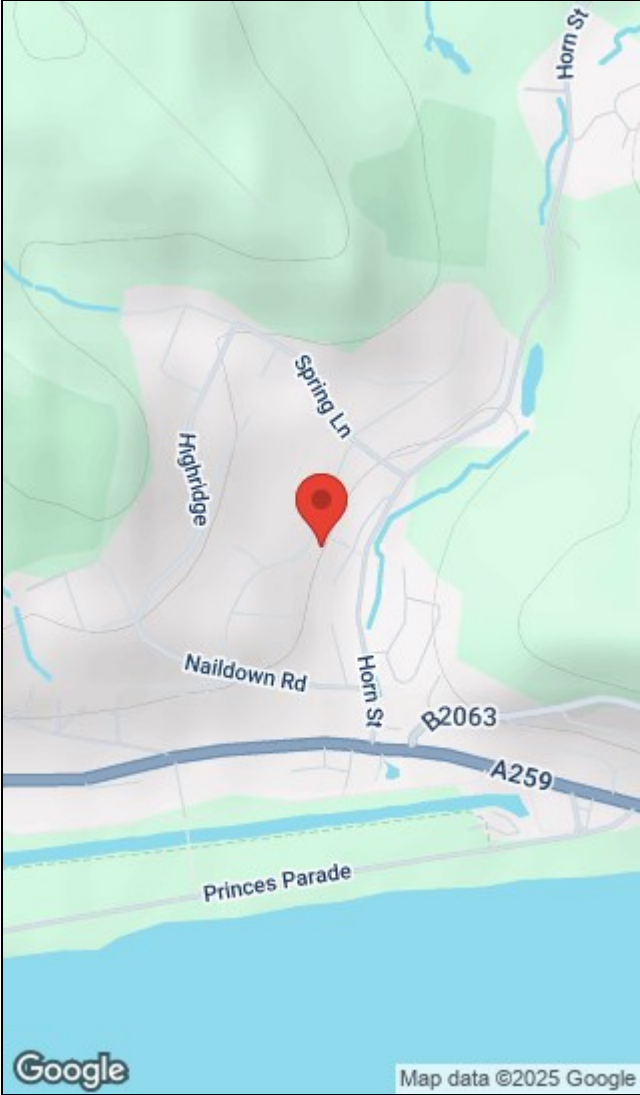
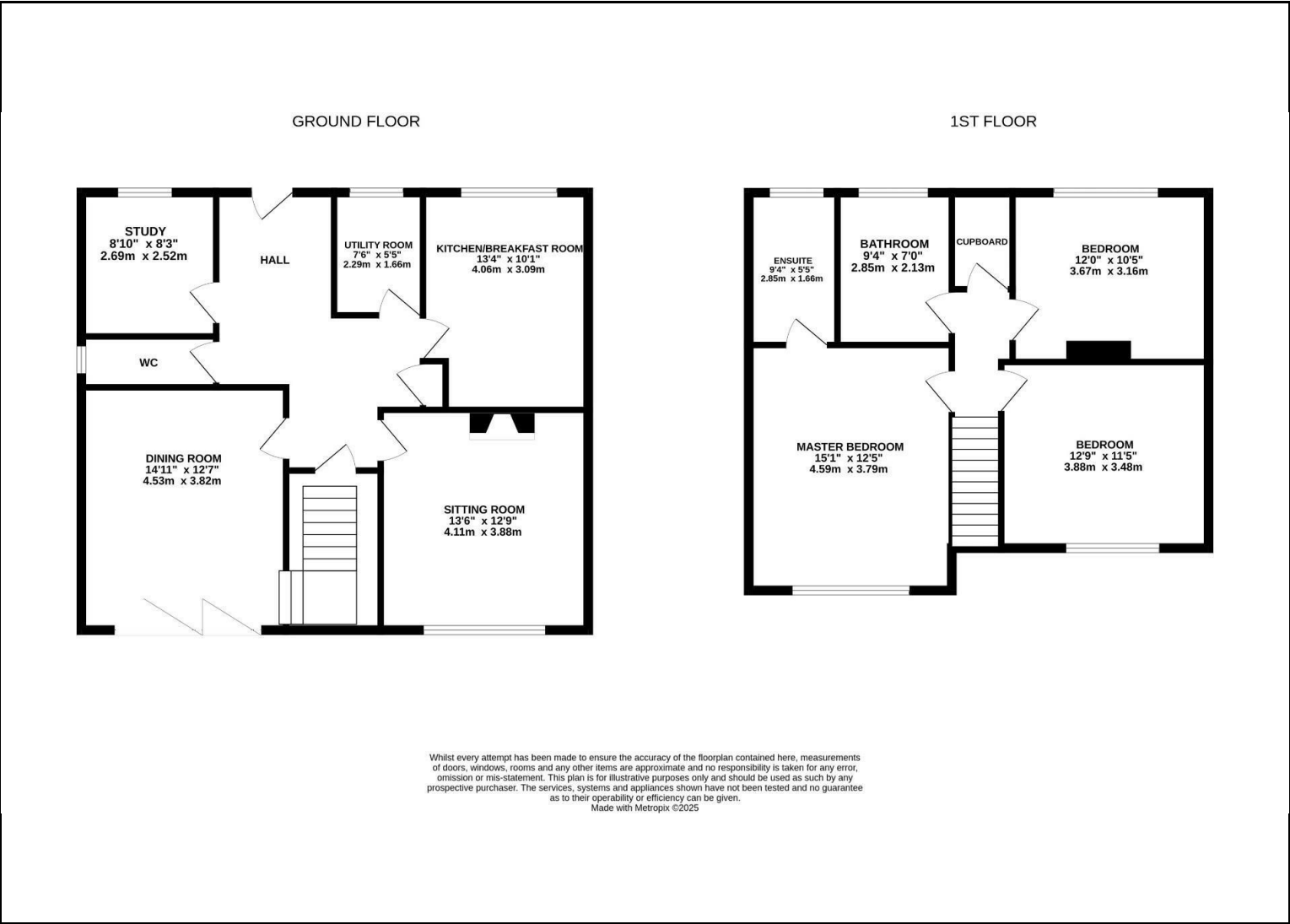












Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>83</b>			
		<b>65</b>			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

156a High Street, Hythe, Kent, CT21 6JU | 01303 261557  
hythe@hunters.com | www.hunters.com



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