



Tourney Close

Hythe CT21 4LL

- Charming Detached Bungalow
 - Set In Attractive Gardens
- Spacious Living/Dining Room
 - Shower Room
- Rural Village Location
- Immaculately Presented
 - Three Bedrooms
- Fitted Kitchen/Breakfast Room
- Garage & Off-Road Parking
 - No Onward Chain

Offers In Excess Of £450,000 Freehold





Mapps Estates are delighted to bring to the market this immaculately presented three bedroom detached and extended bungalow residence set in a cul de sac location in the semi-rural village of Lympe. The well-proportioned accommodation comprises an entrance porch and reception hall, a spacious living/dining room, a fitted kitchen/breakfast room, three bedrooms and a modern shower room. This charming bungalow is complemented by attractively landscaped front and rear gardens, and also benefits from a garage and driveway. Being sold with the advantage of no onward chain, an early viewing comes highly recommended.

Located in the popular semi-rural village of Lympe and within walking distance of the primary school and Lympe Castle, The County Members public house and a local convenience store. There is also an active village hall and playing fields. Westenhanger mainline railway station is within easy reach and gives access to high-speed rail services from Ashford International taking just under forty minutes to London, St Pancras. The pretty Cinque Port Town of Hythe is only a short car ride away and offers a good selection of independent shops together with Waitrose, Sainsbury's and Aldi stores. The historic Royal Military Canal runs through the centre of the town offering many walking and recreational facilities, as does Hythe's unspoilt seafront promenade. Secondary schooling is available in nearby Saltwood with both boys' and girls' grammar schools being available in Folkestone and Ashford. There are also numerous golf courses in the local area including The Hythe Imperial, Sene Valley and Etchinghill. The M20 Motorway, Channel Tunnel Terminal, and Port of Dover are all easily accessed by car. Canterbury City centre is also approximately 30 minutes away by car and offers cultural facilities including the Cathedral and Marlowe Theatre.

Front Entrance Porch 5'9 x 5'7

With composite front door with inset frosted double glazed panels and window to side, side aspect UPVC double glazed window, tiled floor, radiator, internal glazed panel door opening to reception hall.

Reception Hall 10'11 x 6'5 (max points)

With loft hatch and fitted loft ladder (please note, there is a Worcester Bosch gas-fired combination boiler installed in the loft), built-in airing cupboard with fitted shelves, heating control panel and radiator, alarm keypad, heating thermostat, coved ceiling, radiator.

Living/Dining Room 19'9 x 17'11

Narrowing to 15'11 in the dining area, comprising living room with large rear aspect UPVC double glazed window looking onto garden, side aspect UPVC double glazed windows and French doors opening to patio, feature stone effect fireplace with inset electric fire, coved ceiling, radiator, and dining area with coved ceiling, radiator and door to kitchen.

Kitchen/Breakfast Room 14'6 x 8'3

With rear aspect UPVC double glazed window looking onto garden, UPVC back door to side with double glazed upper panel, fitted kitchen comprising a range of cream Shaker style store cupboards, display cabinets and drawers, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainers with mixer tap over, four ring AEG gas hob with pull-out extractor over, integrated AEG washer/dryer, integrated AEG fridge/freezer, fitted high level Hotpoint electric oven, space for breakfast table, tile effect flooring, recessed downlighters, coved ceiling, radiator.

Bedroom 12'6 x 10'11

With front aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

Bedroom 11'11 x 9'10

With front aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

Bedroom 11'3 x 7'11

With rear aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

Shower Room 7'9 x 5'4

With UPVC frosted double glazed window, large shower cubicle with sliding screen and extractor fan over, pedestal wash hand basin, WC, coved ceiling, recessed downlighters, fully tiled walls, tile effect flooring, chrome effect heated towel rail.

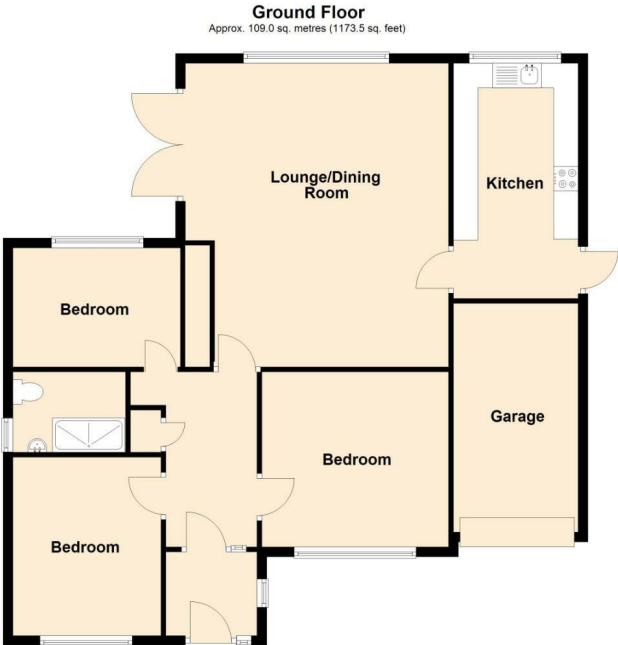
Outside:

To the front of the property is an attractive garden, laid to lawn and with mature shrubs. A brick block paved driveway to the side offers an off-road parking space, and access to the garage and the front entrance which has an outdoor wall light. A side gate opens to a paved pathway with an outside wall light by the back door, and leads through to the rear garden. This is a particular feature of the property, having been again laid mostly to lawn with mature shrub borders and beech hedging to the back perimeter. The paved pathway continues along the rear of the bungalow where there is an outside tap, and leads to the paved patio with an outside wall light by the French doors from the living room. There is also a useful brick built garden store (10'10 x 7' with a UPVC double glazed window, door power and light) to the side.

Garage 15'3 x 8'4

With up and over garage door, electric meter and consumer unit, power and light.





Total area: approx. 109.0 sq. metres (1173.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.