



## Shepherds Walk

Hythe CT21 6QA

- Detached Bungalow
- Immaculately Presented
- Modern Fitted Kitchen
- Spacious Living/Dining Room
- Garage & Off Road Parking
- Two Double Bedrooms
- Replumbed & Rewired c.2017
- Contemporary Shower Room
- Good Sized Rear Garden
- Close To Amenities

**Asking Price £375,000 Freehold**





Mapps Estates are delighted to bring to the market this beautifully presented two bedroom detached bungalow located in a popular residential area on the western outskirts of Hythe and within walking distance of local shops and the Royal Military Canal. The generous and well-proportioned accommodation comprises a welcoming reception hall, a spacious living/dining room with a gas-fired coal effect burner, a modern kitchen with integrated appliances, two double bedrooms both looking onto the rear garden, and a contemporary shower room. The property enjoys attractive front and rear gardens as well as a driveway for up to three cars and a garage. In addition, the current owners had the property replumbed and rewired c.2017. An early viewing of this lovely home comes highly recommended.

Located to the western side of Hythe in a popular residential area offering a newsagents and selection of takeaway shops and public house close by. Regular bus services run along the main A259 giving access to the town centre. Here, you will find a good selection of independent shops and supermarkets including Aldi, Waitrose, Sainsbury's and Iceland. The Royal Military Canal runs through to the town, ideal for pleasant walks, cycling and fishing. Doctors' surgeries, dentists and library are just off the town centre, with the unspoilt seafront promenade within easy reach by car. Primary schooling is available in nearby Palmersh, with secondary schooling being available in nearby Saltwood. Grammar Schools for both girls and boys are also available in the nearby town of Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car and with the High-speed rail services available from Folkestone West Station, London St. Pancras is approximately fifty minutes away.

#### **Side Entrance**

With outdoor wall light and steps up to front door.

#### **Reception Hall**

With UPVC frosted double glazed front door and window to side, built-in store cupboard with modern consumer unit, built-in airing cupboard with low watt tubular electric heater, heating thermostat, loft hatch with fitted loft ladder, recessed downlighters, LVT flooring, radiator.

#### **Living/Dining Room 20'1 x 17'3**

An 'L' shaped room comprising a dining area with side aspect UPVC double glazed window and radiator, living room with large front aspect UPVC double glazed window looking onto garden, recessed gas-fired coal effect stove set onto tiled hearth, recessed downlighters, radiator.

### **Kitchen 10'3 x 8'4**

With side aspect UPVC double glazed window and frosted double glazed back door, modern Wickes kitchen comprising a range of grey gloss finish store cupboards and drawers, composite worktops with matching splashbacks and concealed lighting over, inset stainless steel sink with mixer tap over and integral drainer to worktop, four ring Samsung gas hob with Hotpoint extractor over, fitted high level Neff electric oven with matching Neff brushed stainless steel dishwasher under, integrated washing machine and undercounter fridge, built-in cupboard with fitted shelving and wall-mounted gas-fired Worcester Bosch combination boiler, plinth fan heater and LED lighting, heating control panel, recessed downlighters, LVT flooring.

### **Bedroom 13'10 x 10'11**

With rear aspect UPVC double glazed window looking onto rear garden, recessed downlighters, radiator.

### **Bedroom 10'11 x 9'6**

With rear aspect UPVC double glazed window looking onto rear garden, recessed downlighters, radiator.

### **Shower Room 6'2 x 5'6**

A modern suite comprising a quadrant shower

cubicle with rainfall shower and separate hand-held shower attachment, vanity unit comprising a wash hand basin with mixer tap over and shelf to side, white gloss finish store cabinet under and WC with concealed cistern to side, recessed downlighters, extractor fan, LVT flooring, chrome effect heated towel rail.

### **Outside:**

To the front of the property is an attractive garden area laid to beach shingle with planted borders and a feature wisteria. There is gated side access leading through to the rear garden on one side, and a driveway on the other providing off-road parking for up to three cars and access to the attached garage. The rear garden is a generous size, comprising a paved patio area, side pathways, a lawn with mature planted borders, a garden shed, greenhouse, and a rear seating terrace with a pergola over. There are multiple outdoor power points, an outdoor wall light and an outside tap to the side of the property by the back door.

### **Garage 15'10 x 8'4**


With up and over door, rear window and personal door to rear garden, power and light.





**Ground Floor**  
 Approx. 84.9 sq. metres (914.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.