



Nursery Fields

Hythe CT21 4DS

- Detached Family Home
 - Four Bedrooms
 - Separate Dining Room
- Family Bathroom & En Suite
- Walking Distance To Town
- Views Across Hythe To The Sea
 - Spacious Living Room
 - Kitchen & Downstairs WC
- Large Garage & Off-Road Parking
 - No Onward Chain

Guide Price £375,000 - £395,000 Freehold





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Mapps Estates are delighted to bring to the market this well proportioned four bedroom detached family home enjoying an elevated position affording far-reaching views across Hythe to the English Channel beyond, yet within walking distance of the town centre. The ground floor accommodation comprises a reception hall, cloakroom, a spacious living room, a separate dining room & fitted kitchen, while upstairs you will find the main bedroom and en suite bathroom, three further bedrooms and the family bathroom. There are also front and rear gardens, a large garage and off-road parking. The property could now benefit from some updating, but is being sold with the advantage of no onward chain. An early viewing comes highly recommended.

Located in an elevated position enjoying sea views and yet within walking distance of Hythe town centre, which offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The historic Royal Military Canal runs through the centre of the town together with Hythe's unspoilt seafront promenade both providing pleasant walks and recreational facilities. The town centre also offers doctors' surgeries, dentists and a library. Primary schooling is located just off Hythe's green with secondary schooling being available in nearby Saltwood and both boys' and girls' grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High speed rail services are available from Folkestone West approximately 15 minutes away by car giving fast services to London St Pancras in just over 50 minutes. The area boasts several golf courses including the Hythe Imperial, Sene Valley and Etchinghill. The Cathedral City of Canterbury is approximately 30 minutes away by car and offers cultural facilities such as the Cathedral and the Marlowe Theatre.

Ground Floor:

Front Entrance

The property is approached via steps from the driveway leading up to the front entrance and sun terrace. The front entrance has a decorative columned façade with a recessed wooden front door with frosted glazed panels to one side, opening to the reception hall.

Reception Hall 6'9 x 5'3 (max points)

With built-in cloaks cupboard, wood effect vinyl flooring, radiator, doors to living room, kitchen and cloakroom.

Cloakroom

With wash hand basin with mixer tap over, aquaboard panelled splashback and store cabinet under, WC, extractor fan, vinyl flooring.

Living Room 23' x 13'9

With large front aspect UPVC double glazed window looking onto sun terrace and enjoying views across town to the sea, feature fireplace with inset log effect gas fire (disconnected), heating thermostat, open tread stairs case to first floor, two wall lights, coved ceiling, rear aspect UPVC double glazed window looking onto garden, open archway leading through to dining room.

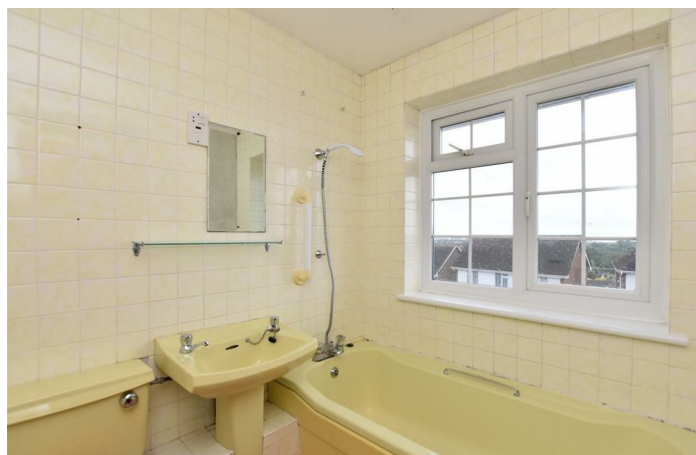
Dining Room 12'10 x 9'11

With rear aspect UPVC double glazed windows and French doors opening to patio and garden, coved ceiling, radiator, door opening to kitchen.

Kitchen 12'8 x 6'11

With front aspect UPVC double glazed window with views of the town and sea, wood effect rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainers with mixer tap over, space for gas cooker and fridge/freezer, space and plumbing for washing machine, range of fitted store cupboards and drawers, wall-mounted Alpha gas-fired boiler, wood effect vinyl flooring, radiator.

First Floor:



Landing

With loft hatch, coved ceiling, large built-in airing cupboard housing hot water cylinder with fitted shelves.

Bedroom 11'11 x 10'6

With front aspect UPVC double glazed window with views across town to the sea, large recessed fitted wardrobe with bi-fold doors, coved ceiling, radiator, door to en suite bathroom.

En Suite Bathroom 6'3 x 6'

With front aspect UPVC double glazed window with views across town to the sea, panelled bath with mixer tap and wall-mounted shower attachment over, pedestal wash hand basin, WC, shaver point, mostly tiled walls, wood effect vinyl flooring, combination radiator/towel rail.

Bedroom 11'10 x 8'10 (max points)

With rear aspect UPVC double glazed window with hillside view, recessed fitted double

wardrobe with bi-fold doors, coved ceiling, radiator.

Bedroom 13' x 7'3

With rear aspect UPVC double glazed window with hillside view, recessed fitted wardrobe with sliding door, coved ceiling, radiator.

Bedroom 9'11 x 8'8

With front aspect UPVC double glazed window with views across town to the sea and hillside with a glimpse of St Leonards church, coved ceiling, radiator.

Family Bathroom 6'10 x 6'5

With side aspect UPVC double glazed window. panelled bath with mixer tap and wall-mounted shower attachment over, pedestal wash hand basin, WC, shaver point, vinyl flooring, part-tiled/part-aquaboard panelled walls.

Outside:

To the front of the property is a driveway



providing a parking space for one car and access to the garage. From here, steps lead up to the front entrance, with a garden area to one side, and a south-facing sun terrace to the left side of the front entrance from which to admire the views across the town to the sea beyond. There is gated access leading through to the private rear garden which has a paved patio, raised borders and a back gate opening to Old London Road.

Garage 15'8 x 13'10

With remote-controlled roller door, gas and electric meters, consumer unit, fitted shelving, power and light.





Upper Ground Floor



First Floor



Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission.

Local Authority Folkestone & Hythe District Council
Council Tax Band E
EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		83
(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.