







Ethelburga Drive, Lyminge, Folkestone, Kent, CT18 8JJ

- Set Back From the Road
- Stunning Kitchen/Dining Room with Quartz Worktops
- Fashionable Bathroom with Freestanding Bath
- Conservatory
- Planning Consent to Extend to the Rear
- Stylish Bungalow
- Sleek Sitting Room
- 2 Bedrooms
- Lawned Rear Garden
- Overlooking a Tree Studded Green

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Asking Price £325,000

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DESCRIPTION

Set back from the road, away from passing traffic, and overlooking a tree studded green, is this smart, well presented bungalow. Remodelled and fashionably styled, this semi detached property offers accommodation to include a stunning kitchen/dining room with an extensive range of fitted units, quartz worktops, engineered oak flooring and a selection of Neff appliances.
This in turn leads to a sleek sitting room with sliding patio doors connecting to the conservatory. There are 2 bedrooms along with a contemporary bathroom having a freestanding bath.
To the rear is a generous lawned garden and a single garage is included in a block, also in Ethelburga Drive.
On the 17th January 2025 planning consent was approved by Folkestone and Hythe District Council ref: 24/1875/FH to extend the property to the rear and reconfigure the accommodation to provide 3 bedrooms, ensuite bathroom, dressing room and additional living accommodation.
The charming village of Lyminge is approximately 5 miles from Folkestone and the Channel Tunnel and is nestled in the scenic Elham Valley. The village is surrounded by farmland and ancient forests. There is a wide variety of fauna and flora in the surrounding area along with a range of local shops and a strong community.
IDENTIFICATIONS CHECKS
"If an offer is accepted on a property marketed by Hunters Estate Agents, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable."







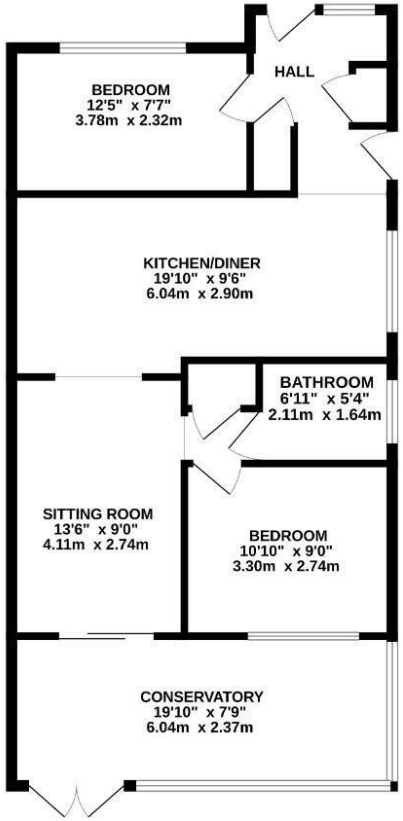












TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

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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Viewings

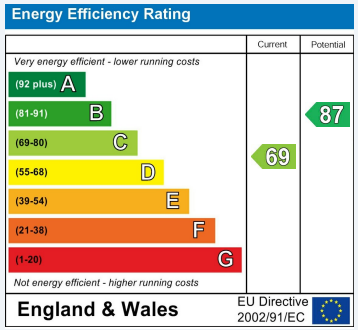
Please contact folkestone@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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The Property Ombudsman

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