



5 Turnpike Hill, Hythe, Kent. CT21 4SE

Guide Price **£499,995**



- Detached House
- Three bedrooms
- Front & rear gardens
- Parking & garage
- Early viewing highly recommended

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated on this popular residential development, the town centre is within easy reach and offers a good selection of independent shops together with Sainsburys, Aldi and Waitrose stores. Doctors surgeries, library and dentists are located within the town and the historic Royal Military Canal runs through it. Primary schooling is also within the general town centre, secondary schooling can be found in nearby Saltwood and both boys and girls grammar schools are located in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. Folkestone West offers high-speed rail services to St. Pancras, London (in approximately fifty minutes).

A lovely three bedroom detached house enjoying front & rear gardens, with parking for multiple cars & garage. Although in need of updating, this property is thought well worthy of the expenditure required and comprises of an entrance hall, living room, dining room, kitchen, cloakroom & utility room to the ground floor, with the first floor comprising of landing, three bedrooms & shower room. An early viewing is highly recommended.

GROUND FLOOR

ENTRANCE HALL

with UPVC front door with UPVC double glazed frosted window to side, wood effect vinyl flooring, radiator

INNER HALLWAY

with wood effect vinyl flooring, radiator

LIVING ROOM

with UPVC double glazed windows overlooking rear garden, two radiators, gas fireplace with stone hearth and decorative surround, UPVC double glazed French doors leading to rear garden

DINING ROOM

with wood effect vinyl flooring, radiator, UPVC double glazed window overlooking front, under stairs storage cupboard

KITCHEN

with wood effect vinyl flooring, a selection of high and low level kitchen cabinets, laminate worktops, localised tiling, one and a half bowl stainless steel sink, UPVC double glazed window overlooking front, integrated fan assisted oven, four ring gas hob with extractor fan over, space for tall fridge freezer

CLOAKROOM

with wood effect vinyl flooring, hand basin with mixer taps over, localised tiling, radiator

UTILITY ROOM

with tiled flooring, high and low level cabinets, laminate worktop, space for washing machine and tumble dryer, wall mounted gas fired boiler, UPVC double glazed door leading to rear garden

FIRST FLOOR

LANDING

with UPVC double glazed window overlooking side, loft hatch, cupboard housing hot water cylinder

BEDROOM

with UPVC double glazed window overlooking rear garden, radiator

BEDROOM

with UPVC double glazed windows overlooking front, radiator, built in wardrobes with hanging rail and shelving over

BEDROOM

with UPVC double glazed window overlooking rear garden, radiator

SHOWER ROOM

with vinyl flooring, WC, hand basin with mixer taps over, localised tiling, towel radiator, UPVC double glazed frosted window, walk in shower with acrylic panelling to walls

OUTSIDE

The property enjoys a nice sized rear garden with pathway leading onto an area mainly laid to lawn with access to a shed. To the rear, steps lead up to a tiered border with a selection of bushes, shrubs & planting. To the side there is hard standing with a second shed, then side access leads you to the front of the property. To the front there is parking for multiple cars with the rest mainly being laid to lawn with a selection of planting.

GARAGE

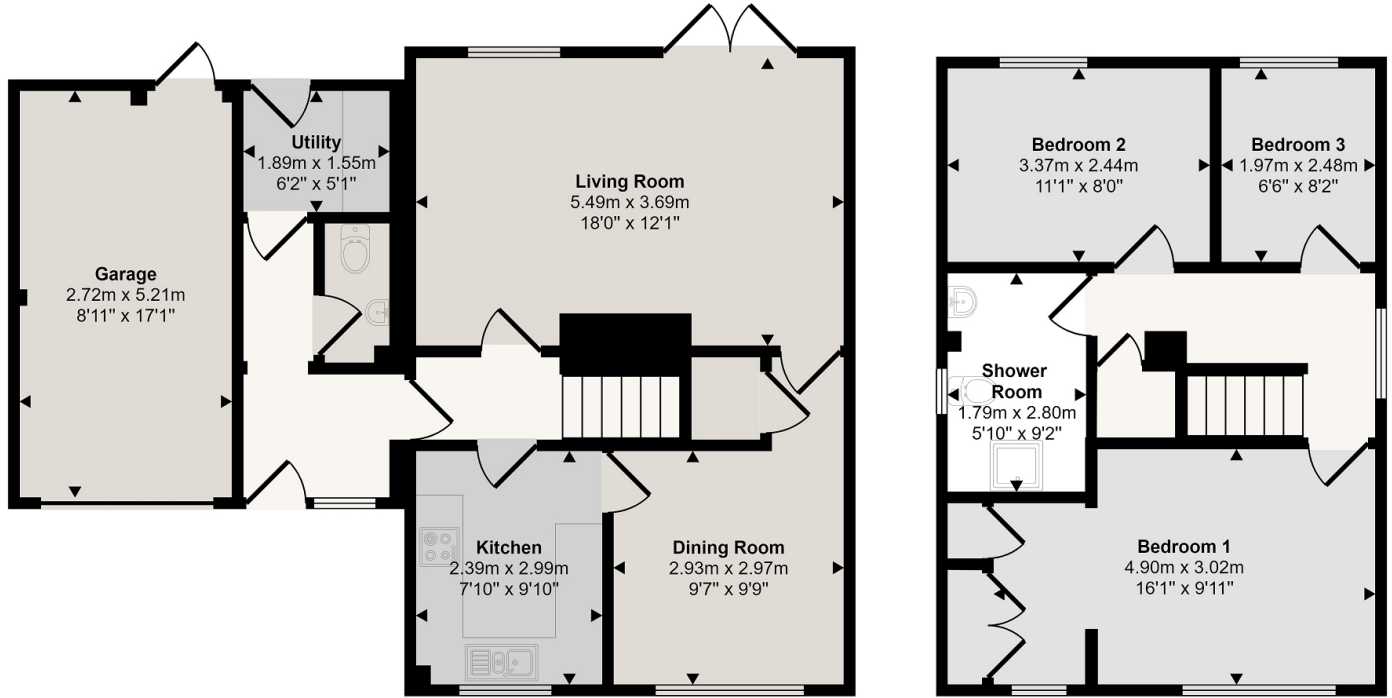
with electric up and over door (which may need a little attention), power and lighting

Tenure - Freehold **Council tax** - Band E

Local Authority - Folkestone & Hythe District Council



Approx Gross Internal Area
113 sq m / 1219 sq ft



Ground Floor
Approx 70 sq m / 753 sq ft

First Floor
Approx 43 sq m / 466 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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

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Agents Note: Whilst every care has been taken to prepare these sales 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 their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.