



48 Grebe Crescent, Hythe, Kent. CT21 6QW

Guide Price **£400,000**



- Detached home
- Three bedrooms
- Conservatory
- Rear garden
- Parking & garage

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



Situated on the outskirts on this popular development, on flat ground and close to the historic Royal Military canal with its cycle path/walk way in to Hythe, which offers a good selection of independent shops, together with the all important Waitrose store, Iceland, Sainsburys and Aldi. Primary schooling is available in nearby Palmarsh with secondary schooling being available on the outskirts of Saltwood and both boys and girls grammar schools in Folkestone. Hythes town centre also offers; doctors surgeries, dentists, library, council offices and further primary schooling. High speed rail services are available from both Folkestone railway stations, giving fast access to London St Pancras in just over fifty minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car.

A three bedroom detached home, which has been well looked after by the current owner, the property comprises of an entrance porch, living room, modern fitted kitchen & conservatory to the ground floor with three bedrooms and a family bathroom to the second floor. Externally the property enjoys a good sized rear garden with parking to the front for 2/3 cars as well as the added benefit of a garage.

GROUND FLOOR

ENTRANCE PORCH (4' 0" x 5' 7") or (1.23m x 1.71m)

with wood effect laminate flooring, coats cupboard with hanging rail and shelving over, glazed door leading to

LIVING ROOM (15' 2" x 22' 6") or (4.62m x 6.85m)

with wood effect laminate flooring, UPVC double glazed windows overlooking front and side, radiator, storage cupboard

MODERN FITTED KITCHEN (15' 1" x 9' 4") or (4.59m x 2.84m)

with tiled flooring, a selection of high and low level kitchen cabinets, wood effect laminate worktops, four ring gas hob with extractor fan over and glass splashback, integrated fridge freezer, integrated microwave, integrated fan assisted oven, localised tiling, UPVC double glazed window overlooking conservatory, one bowl stainless steel sink, integrated washing machine, radiator, UPVC double glazed sliding door leading to

CONSERVATORY (9' 3" x 13' 9") or (2.82m x 4.18m)

with tiled flooring, floor to ceiling UPVC double glazed windows to all aspects overlooking rear garden with doors leading to rear garden

FIRST FLOOR

LANDING

BEDROOM (9' 5" x 15' 2") or (2.87m x 4.63m)

with UPVC double glazed window overlooking front with views to roughs, radiator, built in wardrobes with hanging rail and shelving over

BEDROOM 2 (11' 10" x 9' 4") or (3.61m x 2.84m)

with wood effect laminate flooring, UPVC double glazed window overlooking side, radiator, built in wardrobe with hanging rail and shelving over

BEDROOM 3 (7' 10" x 9' 5") or (2.40m x 2.88m)

with wood effect laminate flooring, UPVC double glazed window overlooking rear garden, radiator, loft hatch

BATHROOM (6' 10" x 5' 6") or (2.08m x 1.67m)

with tile effect flooring, WC, hand basin with storage cabinet under, stainless steel towel radiator, panelled white bath with glass screen & shower over, UPVC double glazed frosted window, floor to ceiling tiling

OUTSIDE

The property enjoys a good sized rear garden with patio seating area leading out from the conservatory with the rest mainly being laid to lawn with a selection of planting & trees. Side access allows access to the garage. To the front there is a driveway with parking for two/three cars, the rest of the front garden is laid to lawn.

GARAGE (8' 8" x 18' 1") or (2.64m x 5.50m)

with power, lighting, up and over door, gas fired combination boiler, side door to rear garden, glazed window to rear garden

Tenure - Freehold

Council tax - Band D

Local Authority - Folkestone & Hythe District Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(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.