



11 Nursery Fields, Hythe, Kent. CT21 4DL

Guide Price **£435,000**



- Well presented semi detached residence
- Two reception rooms
- Three bedrooms
- Beautifully landscaped gardens
- Space for extension (subject to relevant consents)

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



Situated within level walking distance of Hythe's town centre which offers a good selection of independent shops, together with the all important Waitrose store, Sainsbury's, Aldi's and Iceland. The historic Royal Military canal runs through the centre of the town and Hythe also enjoys an unspoilt promenade, offering pleasant walks and recreational facilities. Within the town centre there are doctors surgeries, dentists and library, with primary schooling being just off of Hythe's Green and secondary schooling being available in nearby Saltwood, with 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 both Folkestone railway stations giving fast access to London St Pancras in just over fifty minutes. The area is also well serviced by golf courses, including The Hythe Imperial, Sene Valley and Etching Hill. The Cathedral City of Canterbury is approximately thirty minutes by car and offers cultural facilities including the Cathedral and Marlowe theatre.

A well presented three bedroom semi detached residence, conveniently located within level walking distance of Hythe's town centre and coming to the market for the first time since its construction, this family home has been well maintained by the current owners and is presented to a high standard throughout. The accommodation comprises; living room with bay window and feature marble fire surround, separate dining room, fitted kitchen and cloakroom to the ground floor. On the first floor are three bedrooms and bathroom, all being serviced by gas fired central heating and also having double glazed windows, the gardens are considered to be a feature of the property, being beautifully landscaped to both front and rear, with driveway and garage. There is ample space to the side of the property for extension (subject to the relevant planning consents being obtained).

RECESSED ENTRANCE CANOPY

with tiled flooring and outside light, UPVC entrance door with frosted double glazed upper panes opening to

ENTRANCE LOBBY

door to cloakroom, glazed panel door to reception hall with staircase to first floor, under stairs storage cupboard, gas and electric meters, heating thermostat, radiator, doors to kitchen and living room

CONTEMPORARY CLOAKROOM

with UPVC frosted double glazed window, combination WC with fitted wash hand basin with mixer tap over, cistern, coat hanging space with shelf over, radiator

LIVING ROOM

having a UPVC double glazed bay window with aspect to front, feature marble fire place with inset coal effect gas fire, radiator and glazed panel double doors to

DINING ROOM

with full length UPVC double glazed windows and patio door to garden, radiator, door to

KITCHEN

UPVC double glazed window with outlook over rear garden, range of matching white cupboards and drawers with roll top work surfaces and tiled splash backs with concealed lighting under high level units, inset ceramic sink/drainage with mixer tap over, canon gas cooker, under counter Hotpoint fridge and freezer, plumbing for washing machine, integrated slimline Neff dishwasher, concealed Concord gas fired boiler for central heating and domestic hot water, heating control panel

FIRST FLOOR

SPACIOUS LANDING AREA

with built in airing cupboard, house hot water cylinder and fitted shelving, hatch with loft ladder to roof space

BEDROOM

with rear facing aspect, UPVC double glazed window with tree lined roof top views, range of fitted bedroom furniture, comprising wardrobes, drawers, dressing table, fitted shelving, radiator

BEDROOM

UPVC double glazed window with aspect to front looking over garden to further open aspect, radiator

BEDROOM

UPVC double glazed window with aspect to front and overlooking garden to further open aspect, radiator

BATHROOM

UPVC double glazed frosted window, modern white bathroom suite with panelled bath and mixer tap and wall mounted shower attachment over and folding screen to one side, corner storage cabinet, pedestal wash hand basin, WC, fully tiled walls and radiator

OUTSIDE

The property is set back from the road having a lawned front garden with feature flowering cherry tree, flower borders and rose bush, a paved pathway to one side leads to the front entrance door bordered by feature hedging. To the other side is a driveway accessing the detached garage (19'5 x 7'10 - extra length garage to accommodate a workshop area to the rear) with outside wall light to front

, up and over to door, power and light, side personal door to garden, off road parking for 2/3 cars.

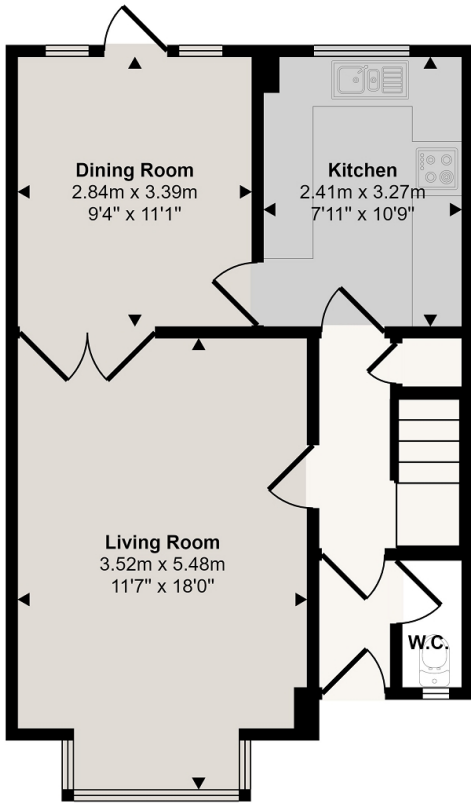
To the rear of the property is a secluded rear garden which is considerable feature of the property, being beautifully landscaped by the present owners, the garden is laid to lawn with planted borders, including fuchsia, wisteria, a large rose bush and summer jasmine. A crazy paved patio area provides an ideal outdoor entertaining space with steps down to the main garden area with paved pathway leading to another patio area. There is an outside tap, wall light as well as a gate giving access to the driveway and a gateway to the rear opening to a footpath which gives level access to the town centre.

Tenure - Freehold **Council tax** - Band C

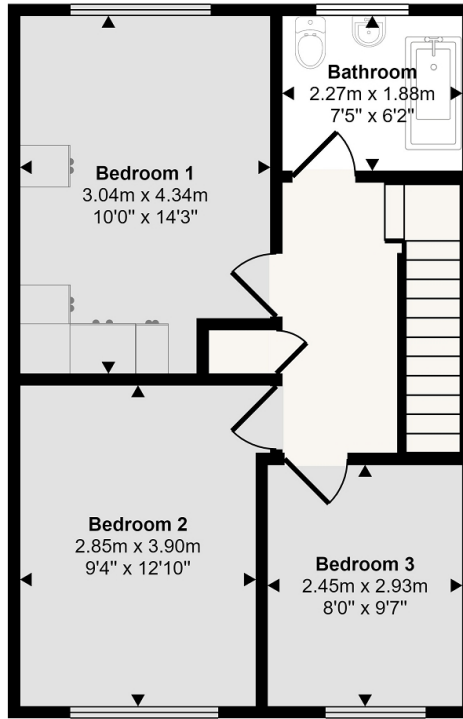
Local Authority - Folkestone & Hythe District Council



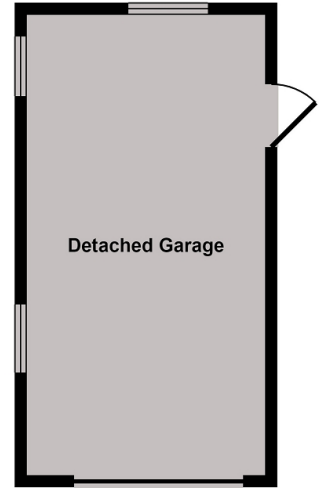
Approx Gross Internal Area
107 sq m / 1156 sq ft



Ground Floor
Approx 45 sq m / 489 sq ft



First Floor
Approx 46 sq m / 493 sq ft



Detached Garage
Approx 16 sq m / 175 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		85
(69-80) C		
(55-68) D	60	
(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.