



13 Dove Close, Hythe, Kent. CT21 6RB

Guide Price **£399,995**



- A beautifully presented semi detached bungalow
- Three double bedrooms
- Spacious accommodation throughout
- Low maintenance rear garden & solar panels
- No onward chain

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



Situated to the western side of the town on the popular Pennypot development and within level walking distance of Hythe town centre with its range of independent shops together with the all-important Waitrose store, Sainsburys and Aldi which is only a five minute walk away. Primary schooling is available in nearby Palmarsh with secondary schooling being available in 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 West and Folkestone Central giving access to London St Pancras in just over fifty minutes. Hythe also enjoys an unspoilt seafront and the Historic Royal Military Canal which runs through the centre of the town and is also only ten minutes walk from the property.

A beautifully presented three bedroom semi-detached bungalow offering spacious accommodation throughout. The accommodation comprises a living room, kitchen, dining room, hallway, shower room, main bedroom with en-suite with two further double bedrooms. The property has the added benefit of a modern fitted kitchen & a low maintenance rear garden as well as solar panels to the roof. The property has a driveway with parking for two cars to the front. With the benefit of no onward chain, an early viewing is highly recommended.

LIVING ROOM

with wood effect vinyl flooring, UPVC double glazed floor to ceiling windows overlooking front, two ceiling fans with lights



KITCHEN

with UPVC double glazed front door, tiled flooring with electric underfloor heating, freestanding American fridge/freezer, tall larder cabinets, a selection of high and low level modern gloss kitchen cabinets, wood effect laminate worktops, integrated Kenwood double oven with five ring hob and Stove extractor fan over, localised tiling, freestanding tumble dryer, freestanding washing machine, freestanding dishwasher, led lights above and below high level cupboards, one bowl ceramic sink with mixer tap over and waste disposal unit

DINING ROOM

with UPVC double glazed window overlooking front with fitted blinds, fitted cupboards with gloss front and wood effect laminate top, cupboard with shelving and meters



SHOWER ROOM

with tiled effect vinyl flooring, WC, localised tiling, hand basin with mixer taps over, built in cupboards, shower cubicle with Mira electric shower & glass screen

INNER HALLWAY

with cupboard housing gas warm air heating unit, airing cupboard fitted with shelving, loft hatch accessing boarded loft space with power & lighting

BEDROOM

with built in wardrobes with mirrored doors with a selection of hanging rails and shelving, shuttered door leading to



EN-SUITE

with tile effect vinyl flooring, WC, UPVC double glazed windows overlooking rear garden with fitted blinds, freestanding raise level bath with jets, mixer tap and separate hand shower attachment, electric towel radiator, hand basin with mixer taps over and modern gloss white storage cupboard under

BEDROOM

with wood effect laminate flooring, electric panel radiator, UPVC double glazed doors leading to rear garden with fitted blinds

BEDROOM

with UPVC double glazed windows overlooking rear garden with fitted blinds, electric panel radiator, two fitted ceiling fans with lights

OUTSIDE

The property enjoys a low maintenance rear garden with access from one of the bedrooms onto a raised decking with artificial grass, steps then lead down to a further area of artificial grass with a selection of planting in borders. To the front the property enjoys a driveway with parking for two cars with an area laid to lawn to the side.



Tenure - Freehold

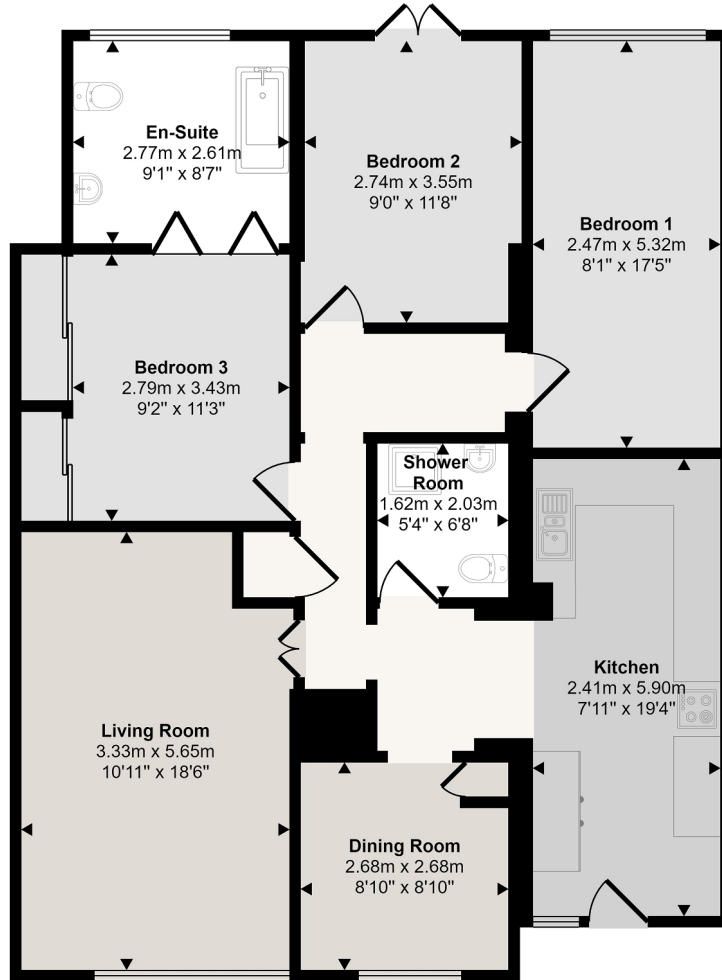
Council tax - Band C

Local Authority - Folkestone & Hythe District Council






Approx Gross Internal Area
104 sq m / 1117 sq ft



Floorplan

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	88	88
(69-80) C		
(55-68) D		
(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.