



24 Corbett Road, Hawkinge, Folkestone, Kent. CT18 7SP

Offers In Excess Of £599,995



- Immaculately presented detached house
- Four double bedrooms two with en suites
- Show home condition throughout
- South facing rear garden
- Driveway

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



Situated on a modern, desirable residential development built in 2010 in Hawkinge, which nearby village centre offers a Tesco mini store together with Primary Schooling and Dentist. The village also offers a Doctors surgery, further Primary Schooling and a Lidl supermarket within walking distance. The larger town of Folkestone is approximately 15 minutes by car and offers a far greater selection of shopping facilities and amenities together with Folkestone West and Folkestone central mainline railway stations giving fast access to St Pancras London in just over fifty minutes. The town also boasts a sports centre offering all that you would expect together with a dry ski slope. The famous Leas offers pleasant walks and also The Leas Cliff Hall which attracts regular acts and shows. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car.

An immaculately presented contemporary design four bedroom detached house in this popular residential development. This well-proportioned, modern family home is presented in show-home condition throughout and has been subject to numerous upgrades and improvements by the current owners. The property comprises of underfloor heating throughout the ground floor, entrance hall, modern fitted kitchen/breakfast room, open plan living room/dining room, study, WC & integral double garage to the ground floor with landing, two double bedrooms with en-suites, bathroom and two further double bedrooms to the first floor. The property enjoys well landscaped south facing rear garden with a driveway with parking for two vehicles to the front.

GROUND FLOOR

ENTRANCE HALL

with modern tiled flooring, floor to ceiling UPVC double glazed windows to front with front door with fitted blinds, understairs storage cupboard

KITCHEN/BREAKFAST ROOM

with modern tiled flooring, a selection of high and low level gloss kitchen cabinets, granite worktops with matching upstands, five ring gas hob with extractor fan over and stainless steel splashback, integrated dishwasher, one and a half bowl recessed stainless steel sink with mixer taps over, UPVC double glazed windows overlooking front, integrated oven, integrated microwave, UPVC double glazed window overlooking side, UPVC double glazed door leading to side



WC

with modern tiled flooring, WC, hand basin with storage cupboard under and laminate top, localised tiling

LIVING AREA

with UPVC double glazed windows overlooking side, UPVC double glazed doors leading onto rear garden, radiator

DINING AREA

with triple aspect UPVC double glazed windows overlooking the rear garden with doors leading to rear garden

STUDY

with UPVC double glazed window overlooking rear garden

INTEGRAL GARAGE

with power, lighting, electric up & over door, sink unit with washing machine space



FIRST FLOOR

SPACIOUS LANDING AREA

with loft hatch, radiator, airing cupboard, feature floor to ceiling UPVC double glazed windows overlooking the front and the large green open space opposite

BEDROOM 1

with two radiators, feature apex UPVC double glazed window overlooking front, high level UPVC double glazed windows overlooking side, built in wardrobes with hanging rails & shelving

EN-SUITE

with WC with concealed cistern, hand basin with mixer taps over, localised tiling, shower cubicle, stainless steel towel radiator, Velux window

BEDROOM 2

with radiator, UPVC double glazed windows overlooking rear, built in double wardrobes with hanging rails and shelving

EN-SUITE

with WC, hand basin with mixer taps over, localised tiling, stainless steel towel radiator, shower cubicle, UPVC double glazed frosted window



BEDROOM 3

with radiator, UPVC double glazed windows overlooking front



BATHROOM

with WC with concealed cistern, hand basin with mixer taps over, localised tiling, stainless steel towel radiator, panelled bath with mixer taps over and separate hand attachment

BEDROOM 4

with UPVC double glazed window overlooking side, radiator

OUTSIDE

The property enjoys a well landscaped rear garden with patio seating area with paths leading off to both sides accesses with the rest mainly being laid to lawn with borders with a selection of planting. The property enjoys access to a shed with side access to the front where there is a driveway with an area laid to lawn to the side.

Tenure - Freehold

Council tax - Band F

Local Authority - Folkestone & Hythe District Council

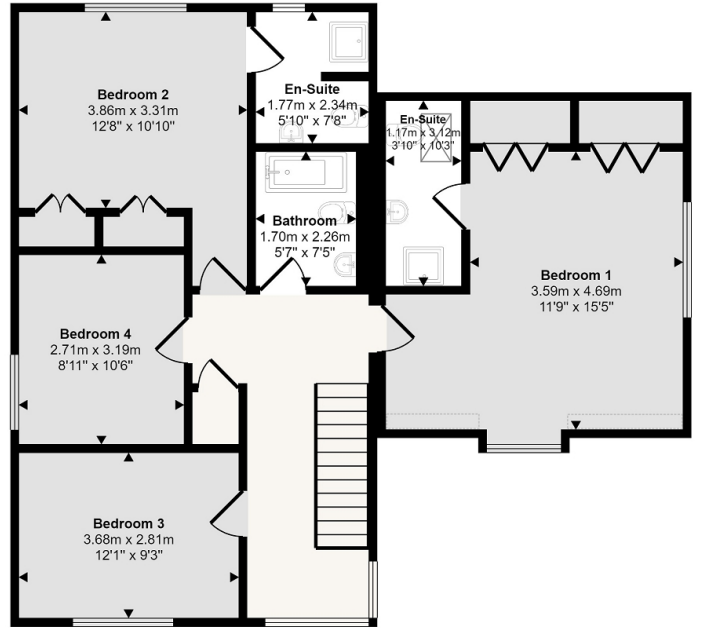




Approx Gross Internal Area
206 sq m / 2218 sq ft



Ground Floor
Approx 116 sq m / 1254 sq ft



First Floor
Approx 90 sq m / 964 sq ft

Denotes head height below 1.5m

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	81	87
(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.