



10 Millfields Road, Hythe, Kent. CT21 4DH

Guide Price **£625,000**



- Detached property backing onto the Roughs
- Four bedrooms
- Garage & off road parking
- Garden
- Cul-de-sac location, close to Hythe's town

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



Situated in an exclusive cul-de-sac within walking distance of Hythes town centre easily accessed via two foot paths, with its range of independent shops, together with the all important Waitrose store, Sainsburys and Aldi. The historic Royal Military canal runs through the centre of the town, offering pleasant walks from the house and recreational facilities, as does Hythes unspoilt promenade. 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 fast access to London St Pancras in just over fifty minutes.

A four bedroom detached property backing onto the Roughs giving a stunning outlook to the rear with recently extended kitchen offering good sized accommodation throughout. The property boasts a living room, kitchen/diner, bedroom/dining room, shower room and hall to the ground floor with two double bedrooms enjoying views over the Roughs, bathroom and a further double bedroom. An early viewing of this property is highly recommended.

GROUND FLOOR

COVERED ENTRANCE PORCH

with UPVC double glazed door leading into

ENTRANCE HALL

with radiator, understairs storage cupboard

LIVING ROOM

with modern tall radiator, fireplace with log burner, hearth and wooden mantelpiece, UPVC double glazed sliding doors leading to rear patio

KITCHEN/DINING ROOM

with Karndean tiled flooring and underfloor heating, a selection of high and low level modern kitchen cabinets, space for tall fridge freezer, Bosch integrated fan assisted oven, integrated Bosch combination microwave oven and grill, Bosch warming drawer, UPVC windows overlooking front side and rear, laminate worktops, integrated wine cooler, Bosch five ring gas hob with Faber extractor fan, composite one and a half bowl sink with mixer tap, composite bowl utility sink with mixer tap, water softener, space and plumbing for dishwasher and washing machine, space for tumble dryer, UPVC double glazed barn door leading to rear garden, wall mounted TV in dining area, larder storage cupboard, remote controlled thermal blinds.

DINING ROOM/BEDROOM

with UPVC double glazed window overlooking front with fitted blinds, radiator

SHOWER ROOM

with tiled flooring, composite wall panels, WC incorporated into white modern gloss storage cupboard with laminate top and hand basin to side with mixer taps over, heated LED mirror, walk in shower with rainfall shower over and separate hand attachment, high level UPVC double glazed frosted window

FIRST FLOOR

LANDING

with loft hatch

BEDROOM

with dual aspect UPVC double glazed windows overlooking front and rear with views to Roughs, radiator, two eaves storage cupboards, built in cupboard with hanging rails

BEDROOM

with radiator, UPVC double glazed windows overlooking front, built in wardrobes with sliding doors, shelving and hanging rails, eaves storage

BATHROOM

with WC, hand basin with mixer taps over, floor to ceiling tiling, UPVC double glazed frosted window, panelled spa bath with separate hand shower attachment, stainless steel dual fuel towel radiator and cupboard

BEDROOM/OFFICE

with radiator, UPVC double glazed windows with stunning views over Roughs, eaves storage, cupboard with shelving



OUTSIDE

The property enjoys a good sized wrap around garden which is mainly laid to lawn with a selection of raised borders, plants, trees and raised vegetable beds, as well as a greenhouse and log store and outside hot and cold water taps. A patio seating area leads off the living room with side access to the front. To the front there is a driveway with the rest mainly being laid to lawn. The property also has had historic planning permission in 2016 (Y16/0436/SH) which permitted the erection of a single storey front and rear extensions to garage and formation of glazed rear terrace at first floor, together with extension to side dormer

GARAGE

with power, lighting, electric up and over door, glazed door leading to rear garden

Tenure - Freehold

Council tax - Band E

Local Authority - Folkestone & Hythe District Council

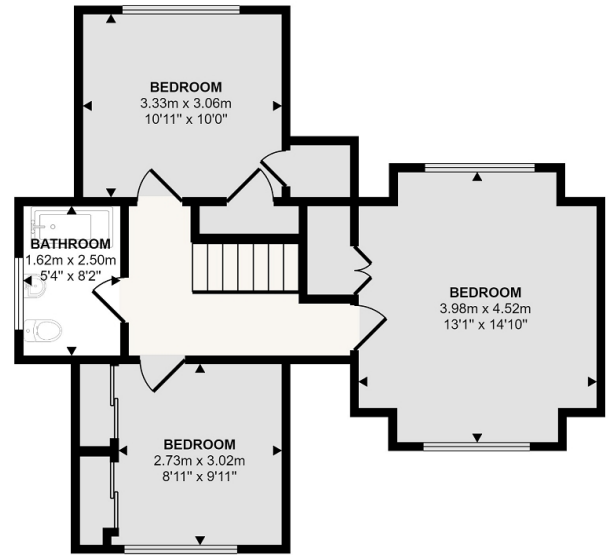




Approx Gross Internal Area
138 sq m / 1480 sq ft



Ground Floor
Approx 84 sq m / 903 sq ft



First Floor
Approx 54 sq m / 578 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		81
(69-80) C		
(55-68) D	65	
(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.