



**12 Crofters Close, Hythe, Kent. CT21 6QB**

**Guide Price £419,995**



- Semi detached house
- Four bedrooms
- Sought after cul-de-sac
- Driveway for multiple cars & garage
- Garden

**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 well presented four bedroom semi-detached house positioned on a sought after cul-de-sac. The accommodation comprises a spacious entrance hall, living room, open plan kitchen/dining room, modern kitchen, utility room & WC to the ground floor with the first floor having a landing, double bedroom with en-suite, bathroom and three further bedrooms. The property has a nice size rear garden with access to a garden room/shed with the front enjoying driveway with parking for multiple cars as well as a garage. An early viewing comes highly recommended.



## GROUND FLOOR

### SPACIOUS ENTRANCE HALL

with UPVC double glazed front door, UPVC double glazed window overlooking side, modern radiator, under stairs cupboard

### LIVING ROOM

with UPVC double glazed windows overlooking front, radiator, modern tall radiator, glazed doors leading into

### OPEN PLAN KITCHEN/DINING ROOM

with wood effect flooring, UPVC double glazed doors leading out onto garden, radiator, a selection of high and low level kitchen cabinets, solid wood worktops with matching upstands, UPVC double glazed windows overlooking rear garden, space and plumbing for dishwasher, one bowl ceramic sink with mixer tap over, integrated fan assisted oven, larder cupboard with shelving

### UTILITY ROOM

with wood effect flooring, a selection of high and low level cabinets, solid wood worktops with matching upstands, one bowl ceramic sink, space and plumbing for washing machine & tumble dryer, space for American fridge freezer, radiators, UPVC double glazed door leading onto garden with window to side

### CLOAKROOM

with wood effect flooring, WC, UPVC double glazed frosted window, corner hand basin with mixer tap over and modern storage cabinet under

## FIRST FLOOR

### LANDING

with loft hatch, airing cupboard with shelving

### BEDROOM

with UPVC double glazed windows overlooking front, tall radiator, cupboard, concealed sliding door leading into

### EN-SUITE

with wood effect flooring, WC, tiling floor to ceiling, stainless steel towel radiator, panelled bath with mixer taps over, UPVC double glazed frosted windows, hand basin with mixer taps over and storage cabinet under, stainless steel towel radiator, walk in shower with rainfall shower over and separate hand attachment, LED mirror

### BEDROOM

with UPVC double glazed windows overlooking front, radiator

### BEDROOM

with UPVC double glazed window overlooking front, radiator, cupboard with hanging rail and shelving over

### BEDROOM

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





## BATHROOM

with tile effect vinyl flooring, WC, hand basin with mixer taps over and modern storage cabinet under, panelled bath with mixer taps and shower over, UPVC double glazed frosted windows, stainless steel towel radiator

## OUTSIDE

The property enjoys a nice size rear garden with a decked seating area leading out from the dining room doors. Steps lead down to an area that is mainly laid to lawn with bushes to the rear. There is also access to a garden room which has been split into two areas which could perfectly be used as a shed, office, hobby room etc. To the front the property enjoys a driveway with parking for multiple cars as well as access to the garage which has a door to the rear allowing access to the garden

**Tenure** - Freehold

**Council tax** - Band C

**Local Authority** - Folkestone & Hythe District Council



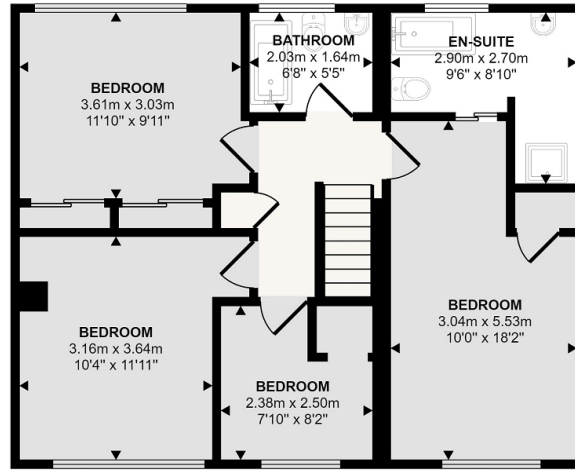




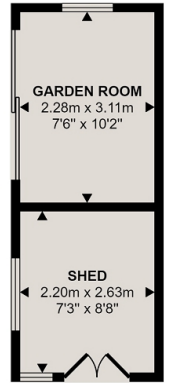
Approx Gross Internal Area  
148 sq m / 1594 sq ft



Ground Floor  
Approx 69 sq m / 747 sq ft



First Floor  
Approx 65 sq m / 704 sq ft



Garden Room/Shed  
Approx 13 sq m / 142 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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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 are 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.