



Kipping Close

Hawkinge Folkestone CT18 7NY

- Semi Detached House
- Beautifully Presented
- Modern Fitted Kitchen/Diner
- Good-Sized Rear Garden
- Off Road Parking For Two Cars
- Two Double Bedrooms
- Spacious Living Room
- Recently Refitted Luxury Bathroom
- Bespoke Garden Cabin with Power & Light
- Close To Amenities

Asking Price £295,000 Freehold





Mapps Estates are delighted to bring to the market this beautifully presented modern two bedroom semi-detached home conveniently located within walking distance of local amenities and primary school. The well-proportioned accommodation comprises a spacious living room opening to a modern kitchen/diner, two double bedrooms and a recently refitted luxury bathroom. The property enjoys off-road parking for two cars, and a good-sized rear garden boasting a bespoke timber framed cabin, currently used as a home gym but which could easily be converted for use as a home office if required. An early viewing of this well-appointed home comes highly recommended.

Situated in the popular village of Hawkinge which boasts a large variety of amenities, including Tesco Express, Lidl, doctors, dentists, and pharmacy, 2 primary schools and a Post Office. There is an active Community Centre and Village Hall together with public houses, restaurants and take-aways. Bus service runs to both the coastal port of Folkestone to the south and, to the north via the A2, to the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London (high speed link from Folkestone to London St Pancras via Ashford in approximately 50 minutes). The Channel Tunnel terminal at Cheriton and Port of Dover are easily accessible as is the M20 motorway.

Ground Floor:

Front Entrance Porch

With pitched roof canopy over, outdoor wall light.

Reception Hall

With composite front door with inset frosted double glazed panels, Karndean wood effect flooring, stairs to first floor, 'Hive' heating thermostat, radiator, door to living room.

Living Room 14'6 x 12'11 (max)

With front aspect UPVC double glazed window, Karndean wood effect flooring, understairs store cupboard, two radiators, glazed panel double doors opening to kitchen.

Kitchen/Diner 12'10 x 9'2

With rear aspect UPVC double glazed window, rear aspect UPVC double glazed French doors opening to patio and garden, wood effect rolltop work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink/drainers with mixer tap over, four ring AEG induction hob with extractor canopy over and Neff electric oven under, range of cream woodgrain effect store cupboards and drawers, cupboard housing wall-mounted Potterton gas-fired boiler, space and plumbing for washing machine and slimline dishwasher, space for fridge/freezer, fitted breakfast bar, wood effect vinyl flooring, radiator.

First Floor:

Landing

With side aspect UPVC double glazed window, hatch to loft space, doors to bedrooms and bathroom.

Bedroom 13' (max) x 10'7

With front aspect UPVC double glazed dormer window, recessed wooden fitted bedroom storage comprising wardrobes and drawers, built-in airing cupboard housing hot water cylinder with fitted shelving over, radiator.

Bedroom 11'3 x 7'10

With rear aspect UPVC double glazed window looking onto garden, radiator.

Family Bathroom 8'9 x 4'9

With UPVC frosted double glazed window, recently installed suite comprising a panelled bath with central mixer tap, wall-mounted rainfall shower with separate hand-held shower attachment and shower screen over, wash hand basin with mixer tap over and white gloss finish store cabinet under, wall-mounted mirrored bathroom cabinet, WC, extractor fan, chrome effect heated towel rail, tile effect vinyl flooring.

Outside:

To the front of the property is a small lawned garden area with a shrub border; to the side is a tarmac driveway with outdoor wall light providing off-road parking for two cars. A rear gate opens to the back garden which enjoys a large paved patio with an outside tap; the rest of the garden is laid to lawn with a paved pathway to one side leading to a bespoke Garden Cabin (measuring 14'1 x 9'1 internally with UPVC double glazed window and French doors, power and light, consumer unit, wood effect laminate flooring). This is currently used as a home gym but could easily be converted for use as a home office if required.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by and prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	80
England & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these 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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.