



Spanton Crescent

Hythe CT21 4SF

- Beautifully Presented & Well Appointed
 - Four Bedrooms
- Far Reaching Views Of The Surrounding Countryside
 - Spacious Living Room
 - Off Road Parking & Double Garage
- Detached House
- En-Suite To Master
- Delightful Front & Rear Gardens
- Separate Dining Room

Offers In Excess Of £550,000 Freehold





Mapps Estates are delighted to bring to the market this immaculately-presented and well-appointed four bedroom detached residence set in a cul-de-sac location enjoying an elevated position and westerly aspect with far-reaching views of the surrounding countryside. The generous and well-proportioned accommodation comprises a reception hall, cloakroom, spacious living room, separate dining room opening to the rear garden, a kitchen/breakfast room and utility room to the ground floor, while upstairs is the master bedroom and en suite shower room, three further bedrooms and a bathroom. The property is complemented by well-tended front and rear gardens and boasts a double garage and large driveway for up to six cars. An early viewing comes highly recommended.

Located in an elevated position affording westerly views of the surrounding countryside and within walking distance of Hythe town centre, which offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The historic Royal Military Canal runs through the centre of the town together with Hythe's unspoilt seafront promenade both providing pleasant walks and recreational facilities. The town centre also offers doctors' surgeries, dentists and a library. Primary schooling is located just off Hythe's green with secondary schooling being available in nearby Saltwood and 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 Folkestone West approximately 15 minutes away by car giving fast services to London St Pancras in just over 50 minutes. The area boasts several golf courses including the Hythe Imperial, Sene Valley and Etchinghill. The Cathedral City of Canterbury is approximately 30 minutes away by car and offers cultural facilities such as the Cathedral and the Marlowe Theatre.

Ground Floor:

Entrance Lobby 6'4 x 5'7

With wood effect UPVC entrance door with inset frosted double glazed panel and window to side, coved ceiling, fitted doormat, radiator, frosted glazed panel door to reception hall, door to-

Cloakroom

With pedestal wash hand basin with mixer tap over, WC, part-tiled walls, extractor fan, vinyl flooring, radiator.

Reception Hall 17'6 x 5'10

With stairs to first floor and understairs store cupboard, heating thermostat, coved ceiling, radiator, frosted glazed panel double doors to-

Living Room 19'8 x 13'9

With large front aspect UPVC double glazed windows looking onto garden, exposed brick fireplace and hearth with fitted coal effect gas fire, coved ceiling, two radiators.

Dining Room 11'10 x 9'5

With large UPVC double glazed window and sliding door to rear garden, coved ceiling, radiator.

Kitchen/Breakfast Room 11'10 x 9'10

With rear aspect UPVC double glazed window looking onto rear garden, range of cream Shaker style store cupboards and drawers, wood effect rolltop work surfaces with tiled splashbacks and concealed lighting over, inset one and a half bowl stainless steel sink/drainers with mixer tap over, inset four ring gas hob with extractor fan over, fitted high level electric oven, space and plumbing for dishwasher, space for undercounter fridge, space for breakfast table and chairs, wood effect vinyl flooring, coved ceiling, radiator, frosted glazed panel door to-

Utility Room 5'6 x 5'6

With wooden half-glazed back door to rear garden, wood effect rolltop work surface with tiled splashback and inset stainless steel sink/drainers with mixer tap over, space and plumbing for washing machine and tumble dryer, high and low level store cupboards, wall-mounted Baxi gas-fired boiler, coved ceiling, wood effect vinyl flooring,



First Floor:

Landing

With side aspect UPVC double glazed window, loft hatch, large airing cupboard with hot water cylinder and fitted shelf over, coved ceiling, radiator.

Master Suite comprising:

Bedroom 11'11 x 9'5

With front aspect UPVC double glazed window with far-reaching views of the surrounding countryside, coved ceiling, radiator, door to-

En Suite Shower Room

6'9" x 5'10"

With UPVC frosted double glazed window, recessed fully-tiled shower cubicle, pedestal wash hand basin with mixer tap over, WC, part-tiled walls and shelf, vinyl flooring, radiator.

Bedroom 11'10 x 8'7

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

Bedroom 14'0 x 7'6

With front aspect UPVC double glazed window with far-reaching views of the surrounding countryside, fitted floor to ceiling double wardrobe with sliding doors, coved ceiling, radiator.

Bedroom 11'11 x 7'6

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

Bathroom 8'6 x 6'5

With UPVC frosted double glazed window, shower bath with mixer tap and wall-mounted shower attachment over, pedestal wash hand basin with mixer tap over, WC, part-tiled walls and shelf, vinyl flooring, heated towel rail.

Outside:

The property is set back from the road by a well-tended front garden, laid to lawn with shrub borders and evergreen hedging offering a degree of privacy. To one side is a large



double-width driveway providing off-road parking for up to six cars and access to the double garage; there is also an outside wall light. The delightful rear garden is attractively landscaped, laid again to lawn with well-stocked shrub borders and flower beds. There are two outside wall lights and a water tap; a pathway runs along the rear of the property and to the side where there is a side gate leading to the front driveway. The garden also has a brick block paved seating area from where steps lead up to a further paved area and garden shed.

Double Garage 18'3 x 16'10

With large wooden up and over door, hatch to loft space over, rear aspect window and door to rear garden, wall-mounted double store cupboard, consumer unit, power and light.





Local Authority Folkestone & Hythe District Council
Council Tax Band E
EPC Rating C

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		
England & Wales	EU Directive 2002/91/EC	

	69	81
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Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

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.