



Lake Drive Hythe CT21 4BN

- Modern Semi-Detached Townhouse
 - Contemporary Kitchen/Diner
- Main Bedroom With En Suite Shower
- Attractively Landscaped Rear Garden
- Car Barn & Off-Road Parking Space
- Three/Four Bedrooms
- Separate First Floor Living Room
 - Bathroom & Downstairs WC
- Impressive & Versatile Garden Room
 - No Onward Chain

Asking Price £415,000 Freehold





Mapps Estates are delighted to bring to the market this immaculately presented three/four bedroom townhouse located on the modern Martello Lakes development on the western outskirts of Hythe. The accommodation is arranged over three floors comprising a reception hall, cloakroom, study/bedroom, and a spacious kitchen/diner to the ground floor, a living room, master bedroom and en suite shower to the first floor, and two further bedrooms and a family bathroom to the top floor which enjoys views of the hillside and Lympne castle to the rear. The rear garden is a particular feature of the property having been beautifully landscaped and boasting an impressive and versatile contemporary garden room. The property also enjoys a car barn and off-road parking space with a 7kW EV charging point. Being sold with the benefit of no onward chain, an early viewing of this stylish family home comes highly recommended.

Located on the Martello Lakes development to the south-western side of the Cinque Port town of Hythe, and enviably positioned between the prestigious 40-acre Martello Sailing & Fishing Lake and the English Channel. The historic Royal Military Canal is only a short walk from the property and offers pleasant walks, cycling and fishing, with the Canal path allowing walkers and cyclists to travel to Hythe centre itself. Here you will find a good selection of independent shops together with Waitrose, Sainsbury's and Aldi stores, along with the beautiful beach and unspoilt promenade. There is a good choice of schooling in the area, (including 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 and Folkestone Central giving fast services to London St Pancras in just over fifty minutes. Non fast services are also available from the nearby Sandling and Westenhanger stations.

Ground Floor:

Front Entrance

With flat roof canopy over, wall light to side, composite front door with inset frosted double glazed panels, opening to reception hall.

Reception Hall 13'5 x 4'5 (max)

With built-in double store cupboard and consumer unit, panelled effect to walls, heating control panel, stairs to first floor, wood effect vinyl flooring, radiator.

Study/Bedroom 9'2 x 6'1

With front aspect UPVC double glazed window, radiator.

Cloakroom

With pedestal wash hand basin with mixer tap and tiled splashback, WC, extractor fan, wood effect vinyl flooring, radiator.

Kitchen/Diner 23'3 x 12'10

Comprising a modern fitted kitchen with a range of white gloss finish store cupboards and drawers, rolltop work surfaces with matching upstands, feature red brick effect tiling to one wall, inset one and a half bowl stainless steel sink/drainer with mixer tap over, four ring gas hob with brushed stainless steel splashback and extractor canopy over and electric oven under, integrated undercounter fridge, integrated washing machine and dishwasher, plinth fan heater, recessed downlighters, opening through to dining area with a range of matching store cupboards and shelving to one wall with an integrated fridge/freezer, large understairs store cupboard, rear aspect full length UPVC double glazed windows and French doors opening to rear garden, wood effect vinyl flooring, radiator.

First Floor:

Landing

With stairs to top floor, panelling effect to walls, radiator.

Living Room 12'9 x 11'11 (max points)

With two front aspect UPVC double glazed windows, radiator.



Bedroom 12'9 x 9'10

With two rear aspect UPVC double glazed windows with distant hillside glimpses, range of fitted wardrobes to one wall, heating control panel, radiator, door to en suite shower room.

En Suite Shower Room 7' x 5'1

With UPVC frosted double glazed window, fully tiled shower cubicle with rainfall shower, hand-held shower attachment and sliding screen, pedestal wash hand basin with mixer tap and splashback, WC, extractor fan, tile effect vinyl flooring, radiator.

Top Floor:

Landing

With loft hatch, panelling effect to walls, radiator.

Bedroom 12'8 x 9'5

With front aspect UPVC double glazed dormer window and Keylite roof window with fitted blind and distant sea glimpses, fitted store cupboard, radiator.

Bedroom 12'9 x 11'4

With rear aspect Keylite roof window with fitted blind and view of the hillside and Lymgne Castle, built-in airing cupboard housing pressurised hot water cylinder, radiator.

Bathroom 6'4 x 5'7

With UPVC frosted double glazed window, panelled bath with mixer tap, wall-mounted rainfall shower and hand-held shower attachment, shower screen and tiled wall over, pedestal wash hand basin with mixer tap and tiled splashback over, WC, tile effect vinyl flooring, radiator.

Outside:

To the front of the property is a small garden area laid to gravel with wooden steps leading to the front door, and a tarmac driveway accessing the car barn. A back gate opens to the beautiful rear garden which centres around a picturesque water feature and pond surrounded by beach shingle and pebbles. There is a paved patio with



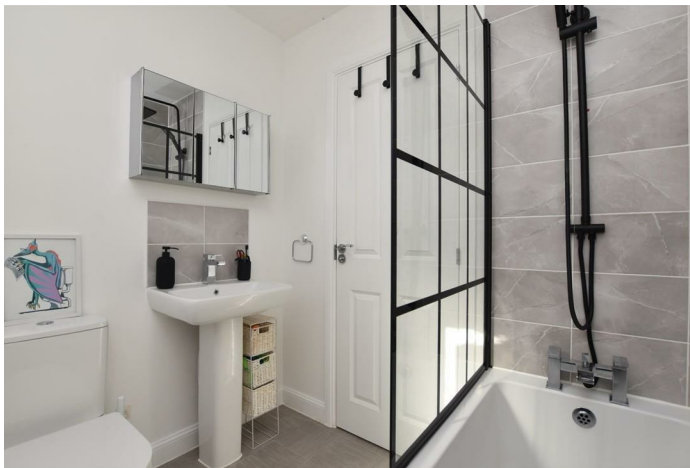
a pergola over, raised flower beds, a decked terrace by the French doors, a water butt, outside power point and tap. A wooden 'bridge' over the pond takes you to the impressive contemporary garden room to the rear.

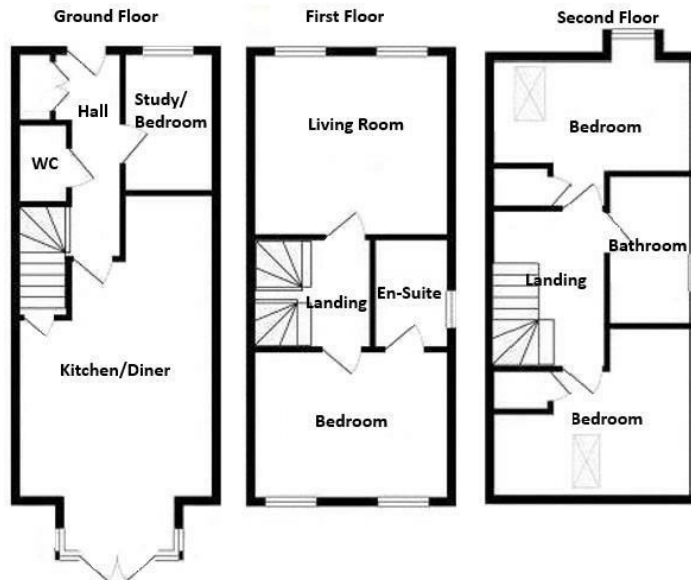
Garden Room 21'2 x 11'11

A versatile and high quality garden room with two sets of double glazed bi-fold doors opening onto the garden, wood effect laminate flooring, wall-mounted electric heater, power and light.

Car Barn 16'3 x 9'4

With pitched roof, power and light, 7kW EV charging point.





Local Authority Folkestone & Hythe District Council
Council Tax Band D
EPC Rating B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	

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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.