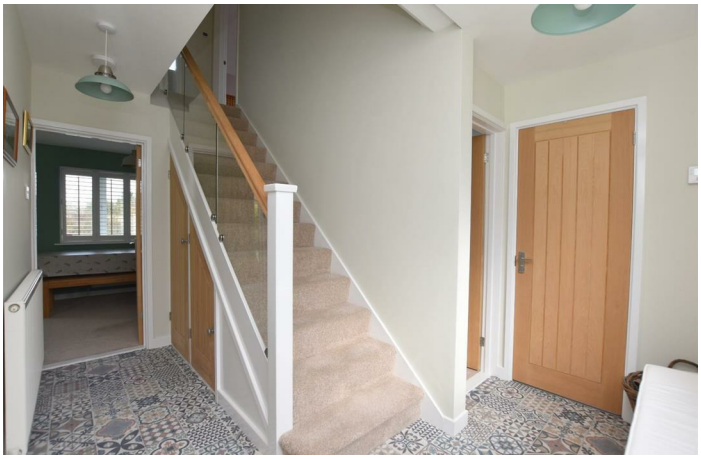
Honeywood Close

Lympne Hythe CT21 4JS

- Detached Chalet-Style Residence
- Beautifully Presented Throughout
- Downstairs Cloakroom
- Shower Room With Underfloor Heating
- Off Road Parking & Garage
- Three Bedrooms
- Spacious Lounge/Diner With Log Burner
- Modern Fitted Kitchen With Underfloor Heating
- Delightful Front & Rear Gardens
- No Onward Chain

Price Guide £375,000-£385,000 Freehold



**** GUIDE PRICE £375,000 - £385,000****

*** No Onward Chain ***
Mapps Estates are delighted to bring to the market this beautifully presented and recently modernised three bedroom detached chalet-style home. The accommodation to the ground floor comprises a welcoming entrance hall, a bedroom (currently used as a home office), a cloakroom, a spacious L-shaped lounge/diner with log burner, and a modern fitted kitchen with the benefit of under floor heating. To the first floor, you will find a further two double bedrooms - the principal bedroom offering fitted wardrobes to one wall, and a modern shower room with underfloor heating. In addition, there is the advantage of a block paved driveway providing ample off road parking, and a detached garage to the rear of the property. The property is also set in attractively landscaped front and rear gardens. Being sold with the benefit of no onward chain, an early viewing comes highly recommended to really appreciate what this desirable home has to offer.

Located in the popular village of Lympne with its ever-popular primary school, and within easy walking distance to a local convenience store. There is also an active village hall and playing fields. Westenhanger mainline railway station is within easy reach and gives access to high-speed rail services from Ashford International taking under forty minutes to London, St Pancras. The pretty Cinque Port Town of Hythe is only a short car ride away and offers a good selection of independent shops together with Waitrose, Sainsbury's and Aldi. The historic Royal Military Canal runs through the centre of the town offering many walking and recreational facilities, as does Hythe's unspoilt seafront promenade. Secondary schooling is available in nearby Saltwood with both boys' and girls' grammar schools being available in Folkestone. The area is also well serviced by golf courses including The Hythe Imperial, Sene Valley and Etchinghill. The M20 Motorway, Channel Tunnel Terminal, and Port of Dover are all easily accessed by car. Canterbury City centre is also approximately 30 minutes away by car and offers cultural facilities including the Cathedral and Marlowe Theatre.

Ground Floor:

Entrance Hall
With composite front door with feature inset circular window and UPVC frosted double glazed window to side, stairs to first floor with glazed panel balustrade and bespoke understairs store cupboards, additional built-in cloaks cupboard, coved ceiling, tile effect vinyl flooring, heating thermostat, radiator.

Cloakroom
With UPVC frosted double glazed window, fitted vanity unit comprising wash hand basin with mixer tap over and store cabinet under, WC with concealed cistern to side, part-tiled walls, tile effect vinyl flooring, recessed downlighters, chrome effect heated towel rail.

Lounge/Diner 19'11 x 17'5 (max points)
An 'L' shaped room comprising a living room area with front aspect UPVC double glazed window with bespoke fitted shutters, rear aspect UPVC double glazed French doors opening to garden, Cotswold stone fireplace with inset log burner set onto black marble hearth. dining area with rear aspect UPVC double glazed window looking onto garden with bespoke fitted shutters two radiators, coved ceiling, glazed panel door opening through to kitchen.

Kitchen 9'6 x 9'4
With rear aspect UPVC double glazed window and back door opening to garden, modern fitted kitchen with a range of white gloss finish store cupboards and drawers, square edge work surfaces with tiled splash backs, inset AEG four ring induction hob with extractor over, inset one a half bowl resin single sink/drainer with mixer tap over, integrated slimline dishwasher, integrated fridge/freezer, space and plumbing for washing machine, fitted high level CDA electric oven with matching Bosch microwave oven over, cupboard housing consumer unit, tiled floor with underfloor heating, underfloor heating control panel, recessed downlighters.

Bedroom 9'5 x 7'7
With side aspect UPVC double glazed window with bespoke fitted café-style shutters, wall-mounted store cupboards, fitted desk with cupboards and drawers under, recessed downlighters, radiator.

First Floor:

Landing
With built-in airing cupboard with fitted shelving and radiator, loft hatch, doors to bedrooms and shower room, underfloor heating control panel for shower room.

Bedroom 13'6 x 13'5 (max points)
With front aspect UPVC double glazed dormer window with countryside view, bespoke fitted double wardrobe with shelved store cupboards to each side. additional recessed shelved store cupboard, radiator.

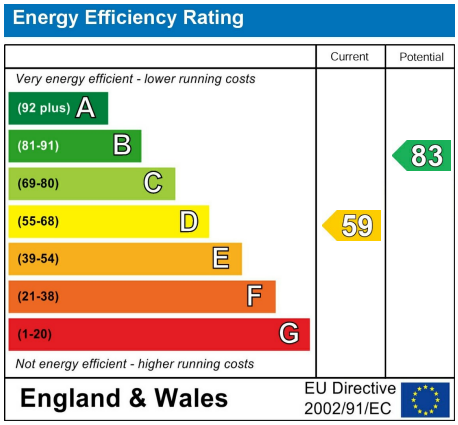
Bedroom 11'0 x 9'9
With side aspect UPVC double glazed window with countryside views, radiator.

Shower Room 6'10 x 5'4
With UPVC frosted double glazed window, modern suite comprising a walk-in shower enclosure with Mira shower and screen to side, vanity wash hand basin with wood effect store cabinet under and to the side, fitted mirror over, concealed cistern WC, shaver point, fully tiled walls, chrome effect heated towel rail, tiled floor with under floor heating, extractor fan, recessed downlighters.

Outside:
To the front of the property is an attractive garden laid mainly to lawn with flower and shrub borders. A brick block paved pathway leads to the front entrance, with a matching driveway to the side with off-road parking for two cars and double wooden gates opening to the rear garden and garage. The rear garden is again laid mostly to lawn with shrub borders, a small garden pond, a water butt and composter, and hardstanding to the rear of the garage which would make an ideal base for a garden shed.

Garage 18'2 x 8'3
With remote controlled roller door, fibreglass roof, wall-mounted store cupboards and shelves, a UPVC door to the side opening to the garden, UPVC frosted double glazed windows, power and light.

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



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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.