



Chestnut Close

Hythe CT21 6PT

- Detached Bungalow
- Well Presented Throughout
- Fitted Kitchen & Lean-To
- Large Rear Conservatory
- Garage & Off Road Parking
- Quiet Cul De Sac Location
- Two Bedrooms
- Spacious Lounge/Diner
- Attractive Front & Rear Gardens
- No Onward Chain

Asking Price £350,000 Freehold





Mapps Estates are delighted to bring to the market this well presented two bedroom detached bungalow residence located in a quiet cul de sac in a popular residential development on the western outskirts of Hythe. The well-proportioned accommodation comprises a welcoming reception hall, a spacious lounge/diner, a fitted kitchen with a UPVC lean-to, two bedrooms, a recently fitted shower room and a large rear conservatory. The property is set in attractively landscaped front and rear gardens and boasts a garage and brick block paved driveway with off-road parking for up to three cars. Being sold with no onward chain, and considered suitable for extension subject to relevant planning permissions, an early viewing comes highly recommended.

Located to the western side of Hythe in a popular residential area offering a newsagents and selection of takeaway shops and public house close by. Regular bus services run along the main A259 giving access to the town centre. Here, you will find a good selection of independent shops and supermarkets including Aldi, Waitrose, Sainsbury's and Iceland. The Royal Military Canal runs through to the town, ideal for pleasant walks, cycling and fishing. Doctors' surgeries, dentists and library are just off the town centre, with the unspoilt seafront promenade within easy reach by car. Primary schooling is available in nearby Palmarsh, with secondary schooling being available in nearby Saltwood. Grammar Schools for both girls and boys are also available in the nearby town of Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car and with the High-speed rail services available from Folkestone West Station, London St. Pancras is approximately fifty minutes away.

Front Entrance

With handrail and steps up to front entrance, UPVC frosted double glazed window and door opening to reception hall.

Reception Hall

With built-in double cloaks cupboard, built-in shelved linen cupboard and airing cupboard with hot water cylinder and fitted shelving, dado rail, wood effect vinyl flooring, loft hatch, feature wood framed frosted glazed panelling and door to lounge/diner.

Lounge/Diner 20'1 x 17'8 (max points)

With dining area with side aspect UPVC leaded double glazed window, coved ceiling, radiator, open doorway to kitchen, lounge area with large front aspect UPVC leaded double glazed window looking onto garden and close, feature fireplace with inset coal effect gas fire and back boiler, heating control panel, coved ceiling, radiator.

Kitchen 10'2 x 8'2

With side aspect UPVC double glazed window and door to lean-to, range of white gloss finish store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink/drainer with mixer tap over, gas cooker with pull-out extractor over, space for undercounter fridge and freezer, space and plumbing for washing machine, shelved store cupboard with consumer unit, tile effect vinyl flooring, coved ceiling, ceiling extractor vent.

UPVC Lean-To 8'4 x 5'11

With UPVC double glazed windows and French doors to patio and garden, pitched polycarbonate roof, tiled floor, tap.

Bedroom 12'1 x 10'10

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

Bedroom 11' x 9'5

With rear aspect UPVC double glazed window and French doors opening to conservatory, radiator.

Conservatory 13' x 9'

With brick base and UPVC double glazed windows and French doors opening to garden, pitched polycarbonate roof, tiled floor, radiator.

Shower Room 5'10 x 5'5

A recently fitted shower room with UPVC frosted double glazed window, good-sized shower cubicle with Grohe shower, wash hand basin with mixer tap over and white gloss finish store cabinet under, WC, combination radiator/chrome effect heated towel rail, ceiling extractor vent, aquaboard panelling to walls, vinyl flooring.

Outside:

To the front of the property the garden has been laid to artificial grass with shrub borders; a brick block paved driveway provides off-road parking for up to three cars and access to the garage. There are gates to both sides of the property leading through to the rear. The generous rear garden has been attractively landscaped and enjoys views of the 'Roughs' behind; the garden having been laid mostly to lawn with mature shrub borders. There is a large greenhouse and two metal garden sheds, a brick block paved pathway to a rear composting area, a paved patio by the conservatory, several water butts, and a larger patio area to the side of the bungalow.

Garage 16'5 x 8'4

With up and over door, personal door and rear window, power and light.



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Maps Estates Sales Office

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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.