

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

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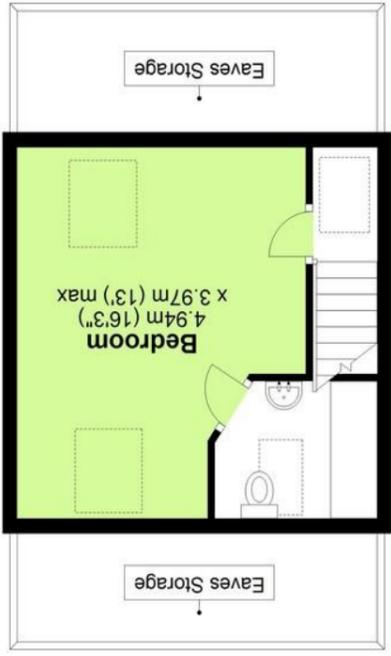
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Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.  
Plan produced using PlanUp.

Total area: approx. 110.3 sq. metres (1187.3 sq. feet)





**ENTRANCE HALL** 13' 09 max" x 3' 04 max" (4.19m x 1.02m) Composite glazed front door to the front of the property, tiled flooring with underfloor heating, stairs to first floor landing with a storage cupboard underneath the stairs, coving and doors to:-

**LOUNGE/DINER** 18' 02 max" x 16' 00 max" (5.54m x 4.88m) UPVC double glazed patio doors out to the garden with separate UPVC double glazed window overlooking the garden, tiled flooring with underfloor heating, coving and open plan to:-

**KITCHEN** 11' 05 max" x 8' 08 max" (3.48m x 2.64m) UPVC double glazed window to the front of the property with lovely views looking out over the field area. Kitchen has a range of matching wall and base units in white, gas hob with extractor fan, fan assisted oven, integrated fridge, integrated freezer, integrated washing machine and a slim line dishwasher. There is tiled flooring, coving and a wall mounted boiled inside one of the cupboards.

**CLOAKROOM W/C** 6' 00 max" x 3' 02 max" (1.83m x 0.97m) UPVC double glazed frosted window to the front of the property, tiled flooring, close coupled w/c, pedestal hand basin, coving and underfloor heating.

**BATHROOM** 6' 09 max" x 6' 07 max" (2.06m x 2.01m) UPVC double glazed frosted window to the front of the property, bath with a shower over the bath, sink, close coupled w/c, tiled floor, heated towel rail and coving.

**LANDING** 11' 04 max" x 2' 11 max" (3.45m x 0.89m) Second floor landing has a Velux window to the rear of the property with carpeted floor coverings and a door to:-

**BEDROOM** 16' 01 max" x 12' 08 max" (4.9m x 3.86m) Two Velux windows of which one is to the front and one is to the rear of the property. Bedroom has carpeted floor coverings, radiator, eves storage on both sides of the property and a door to:-

**ENSUITE W/C** 5' 11 max" x 5' 08 max" (1.8m x 1.73m) Velux window with laminate wood flooring, w/c and a sink.

**REAR GARDEN** Rear garden has a patio area as you exit the property, path down to a lovely pergola at the end of the garden and a decked area. There is a rear gate out to the off-road parking and the garage, a nice sized area which is laid to lawn with an area around the outside which is for bedding plants.

**GARAGE** 19' 02 max" x 9' 02 max" (5.84m x 2.79m) Garage is to the rear of the property out of the gate. Garage has an electric supply, manual garage door and off-road parking to the front of the garage.

**Tenure:** Freehold

**Local Authority:** Folkestone & Hythe District Council



**LANDING** 12' 08 max" x 6' 10 max" (3.86m x 2.08m) First floor landing has carpeted floor coverings, radiator, coving and stairs to second floor landing.

**BEDROOM** 13' 07 max" x 8' 11 max" (4.14m x 2.72m) UPVC double glazed window to the rear of the property, carpeted floor coverings, radiator, integrated wardrobe with a door to:-

**ENSUITE/SHOWER ROOM** 7' 04 max" x 4' 07 max" (2.24m x 1.4m) UPVC double glazed frosted window to the side of the property, large walk-in shower, close coupled w/c, pedestal hand basin, part tiled flooring and part tiled walls and a heated towel rail.

**BEDROOM** 8' 10 max" x 10' 00 max" (2.69m x 3.05m) UPVC double glazed window to the front of the property with views over the field to the front and towards the park. Bedroom has carpeted floor coverings, coving and a storage cupboard.

**BEDROOM** 8' 06 max" x 6' 10 max" (2.59m x 2.08m) UPVC double glazed window to the rear of the property overlooking the garden, carpeted floor coverings, radiator and coving.

