



99 HYTON DRIVE

"...within walking distance of local schools and amenities"

99 Hyton Drive, Deal, Kent, CT14 9FN

GUIDE PRICE: £385,000

**A MODERN DETACHED
FAMILY HOUSE SITUATED
WITHIN WALKING
DISTANCE OF LOCAL
SCHOOLS AND AMENITIES**

- 2 Reception rooms
- Kitchen/Living room
- Cloakroom
- Utility room
- Principal Bedroom Suite
- 4 further Bedrooms
- Family Bathroom
- Off-road Parking for several cars & Car Barn
- Fully enclosed rear Garden

99 Hyton Drive is a recently built detached family home situated on a popular development between Deal and Sholden. Situated just over 1 mile from Deal town centre, the property is within easy reach of local shops, schools and amenities.

Deal, with its largely unspoilt seafront, enjoys good High Street shopping complemented by an excellent selection of local shops and trades. In March 2018 the Sunday Times listed Deal in the top 3 places to live in the Southeast. Deal has frequent high-speed services to St Pancras and good access to the Channel Ports & Tunnel Terminal, Canterbury and the motorway network.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)	84	92
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		



A full range of private & state educational facilities can be found locally and the general area is renowned for its sporting, leisure and recreational opportunities.

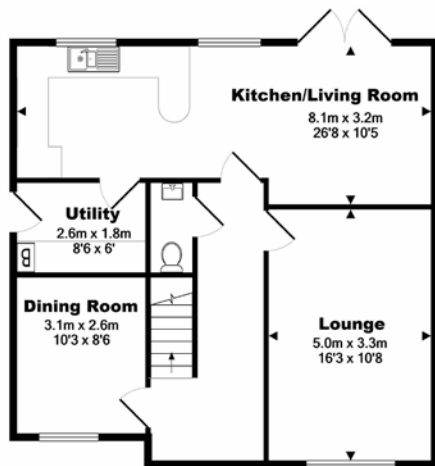
GROUND FLOOR

A part glazed front door opens to a spacious **Entrance Hall**. **Cloakroom** with close coupled w.c. and pedestal wash basin. **Lounge** westerly aspect. **Dining Room**. **Kitchen/Living Room** Fitted in matching units comprising;- 1½ bowl stainless steel single drainer sink unit set in full width return worktop with adjoining breakfast bar and a range of drawers, cupboards and plumbing for dishwasher under and wall cupboards over. Integrated 4-burner gas hob with extractor hood over and built-in oven under. French doors opening to Garden. **Utility Room** Fitted in matching units comprising full length worktop with cupboards under and wall cupboard over housing Ideal automatic gas fired boiler. Plumbing for washing machine and half glazed door opening to Garden.

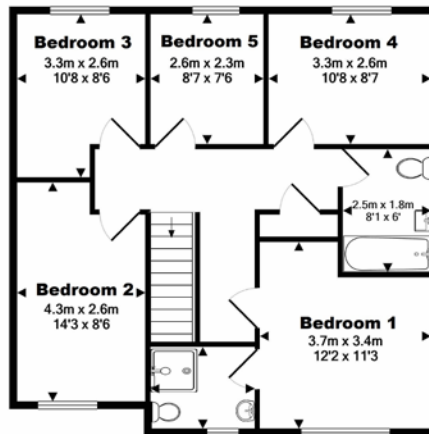
FIRST FLOOR

Landing with built-in linen cupboard and access to **Loft**. **Principal Bedroom Suite** comprising **Bedroom 1** with communicating door to **Shower Room-en-suite** Fully tiled corner shower, pedestal basin and close coupled w.c. **Bedroom 2** (front). **Bedroom 3** (rear). **Bedroom 4** (rear). **Bedroom 5** (rear). **Family Bathroom** Panelled bath with mixer taps and hand shower, wash handbasin, close coupled w.c.





GROUND FLOOR
APPROX. FLOOR
AREA 64.6 SQ.M.
(695 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 64.6 SQ.M.
(695 SQ.FT.)

TOTAL APPROX. FLOOR AREA 129.1 SQ.M. (1390 SQ.FT.)
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OUTSIDE

A drive in to the side leads to **Parking** space for several cars and gives access to good sized open **Car Barn**. Fully enclosed rear **Garden** mainly laid to lawn with flower borders and paved terrace running along the rear elevation.

GENERAL INFORMATION

Tenure: Freehold

Services: All mains services connected. Gas central heating.

Local Authority: Dover District
Council Telephone 01304 821199 Email
customerservices@dover.gov.uk

Council Tax: Band C - £1,674.62
per annum 2020/21

Viewing: Strictly by appointment
with the agents.

Reference: F8141



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Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.