



2 HUNT CLOSE
FOLKESTONE

£350,000

- Four bedrooms
- Family bathroom plus en-suite shower room
- Stylish finish with modern fixtures and fittings
- New kitchen with integrated appliances
- Open plan living
- Driveway and detached garage

LOCATION

"Hawkinge

Made up of the old and the new, Hawkinge is fast becoming one of the most popular places to be in the Folkestone area. Having a huge range of home styles from terraced houses all the way up to detached barns and executive homes, Hawkinge has all you need. The area has a great reputation for local schooling and the transport links to the surrounding big cities are fantastic.

Approximately 12 miles from the city of Canterbury and 3 miles from the seaside town of Folkestone in the county of Kent. The village itself is nestled on top of the North Downs overlooking views of the Romney Marsh and Channel. The village boasts its own community centre, two schools, shops, village hall, a cricket club, a church and three pubs in the vicinity with excellent restaurants and two riding schools. Built on a former airfield a few historic buildings remain and the Kent Battle of Britain Museum is still located."

ABOUT

IMMACULATE FAMILY HOME TUCKED AWAY IN A QUIET CUL-DE-SAC IN THE VILLAGE OF HAWKINGE!

This property has been beautifully presented throughout with stylish decor and contemporary kitchen & bathrooms. Ideal for a modern family with open plan living space and a secure rear garden. Inside the accommodation offers a spacious lounge to the front connected by double doors to an open plan kitchen / diner to the rear overlooking the garden. The recently fitted kitchen comes with a range of integrated appliances and breakfast bar. Also downstairs is a cloakroom and utility room. Upstairs the property boasts four good size bedrooms, the master benefiting from an en-suite shower room plus a family bathroom. Outside there is a driveway to the side which leads up to the detached garage and the rear garden. Tucked away in a quiet location with no passing traffic and also within easy distance to the local primary and shops.

DESCRIPTION

Ground Floor

Entrance Hall

Cloakroom

Lounge 16'5 x 11'4

Kitchen Area 11'10 x 10'

Dining Area 11'8 x 9'6

Utility Room 8'2 x 4'5

First Floor

Bedroom 1 13'7 x 9'4

En-suite Shower Room

Bedroom 2 11'6 x 9'2

Bedroom 3 10'8 x 7'5

Bedroom 4 10'2 x 8'8

Family Bathroom

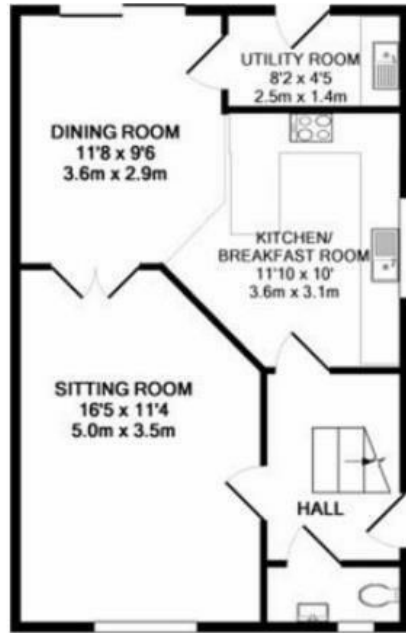
External

Driveway

Detached Garage



2 HUNT CLOSE FOLKESTONE



GROUND FLOOR
APPROX. FLOOR
AREA 498 SQ.FT.
(46.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 510 SQ.FT.
(47.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1009 SQ.FT. (93.7 SQ.M.)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	68	
(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	