



49 High Street, Hythe, Kent CT21 5AD



## 13 DOVE CLOSE HYTHE

**£385,000 Freehold**  
**NO ONWARD CHAIN**

An impeccably presented and well situated semi-detached bungalow on a popular cul-de-sac, moments from pleasant strolls along the Royal Military Canal. Comprising a sitting room, kitchen, dining room, three bedrooms (principal with en-suite) and a shower room. Off-road parking, secluded rear garden. EPC B.



# 13 Dove Close Hythe CT21 6RB

**Sitting room, Kitchen, Dining Room,  
Three Bedrooms (Principal with En-Suite Bathroom), Shower Room,  
Off-Road Parking, Front & Rear Garden**

## **DESCRIPTION**

This attractive semi-detached bungalow is situated on a quiet cul-de-sac, in a much sought after residential area and offers impeccably presented and versatile accommodation.

The accommodation includes a generous sitting room, a smart fitted kitchen with underfloor heating, dining room, three bedrooms (the principal with en-suite bathroom) and a shower room.

The pretty front and rear gardens have each been designed for ease of maintenance. To the side of the bungalow there is a driveway providing off-road parking for two vehicles. The property also benefits from solar panels.

## **SITUATION**

The property is situated on a sought after cul-de-sac, approximately a mile-and-a-half to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. Primary and Nursery school are within walking distance. The Royal Military Canal, cycle path and local beauty spot The Roughs with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops, cafes, boutiques and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes.

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.





The accommodation comprises:

### **KITCHEN**

Entered via a double glazed door with double glazed window to side, well fitted with a range of base cupboard and drawer units incorporating recesses housing washing machine, tumble dryer and dishwasher, Kenwood electric ceramic range cooker with Stoves extractor hood above, square edged wood effect work surface inset with ceramic sink and drainer unit, mixer tap and waste disposal unit, tiled splashbacks, coordinating wall cupboards with underlighting, further full height bank of larder cupboards, freestanding American fridge/freezer, tiled floor with underfloor heating, open through to:-

### **INNER HALL**

Access to loft space, access to built-in cupboard housing Warm air central heating unit, access to deep shelved storage cupboard, timber effect flooring, doors to sitting room, shower room and bedrooms, open through to:-

### **DINING ROOM**

Double glazed window to front, fitted low-level cupboards, coved ceiling.

### **SITTING ROOM**

Double glazed floor to ceiling window to front, timber effect flooring, pair of ceiling fans, coved ceiling.

### **BEDROOM 1**

Fitted wardrobe cupboards concealed by sliding mirrored doors, ceiling fan, plantation style shuttered doors to:-

### **EN-SUITE BATHROOM**

Freestanding Jacuzzi bath with central mixer tap and handheld shower attachment, low level WC, winged wash basin with vanity cupboard and drawers below, double glazed

window to rear, heated towel rail, extractor fan.

### **BEDROOM 2**

Double glazed window to rear overlooking the garden, pair of ceiling fans, electric radiator.

### **BEDROOM 3/SNUG**

Double glazed window to rear, double glazed casement doors giving access and looking through to the garden beyond, electric radiator.

### **SHOWER ROOM**

Shower enclosure with electric shower, low level WC, pedestal wash basin, wall mounted vanity cupboard, part tiled walls, extractor fan.

### **OUTSIDE**

#### **REAR GARDEN**

Directly to the rear of the property is a decked terrace topped in artificial grass and well enclosed by painted timber balustrade. The remainder of the garden is well enclosed by close boarded timber panelled fencing and topped in artificial grass for ease of maintenance. A wrought iron gate gives access to the:-

#### **FRONT GARDEN**

The garden to the front of the property is laid to lawn with a driveway providing off-road parking for two vehicles.

### **EPC Rating B**

### **COUNCIL TAX**

Band C approx. £2044.14 (2022/23)  
Folkestone & Hythe District Council.

### **VIEWING**

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**











# Dove Close, Hythe, CT21

Approximate Gross Internal Area = 108.4 sq m / 1167 sq ft

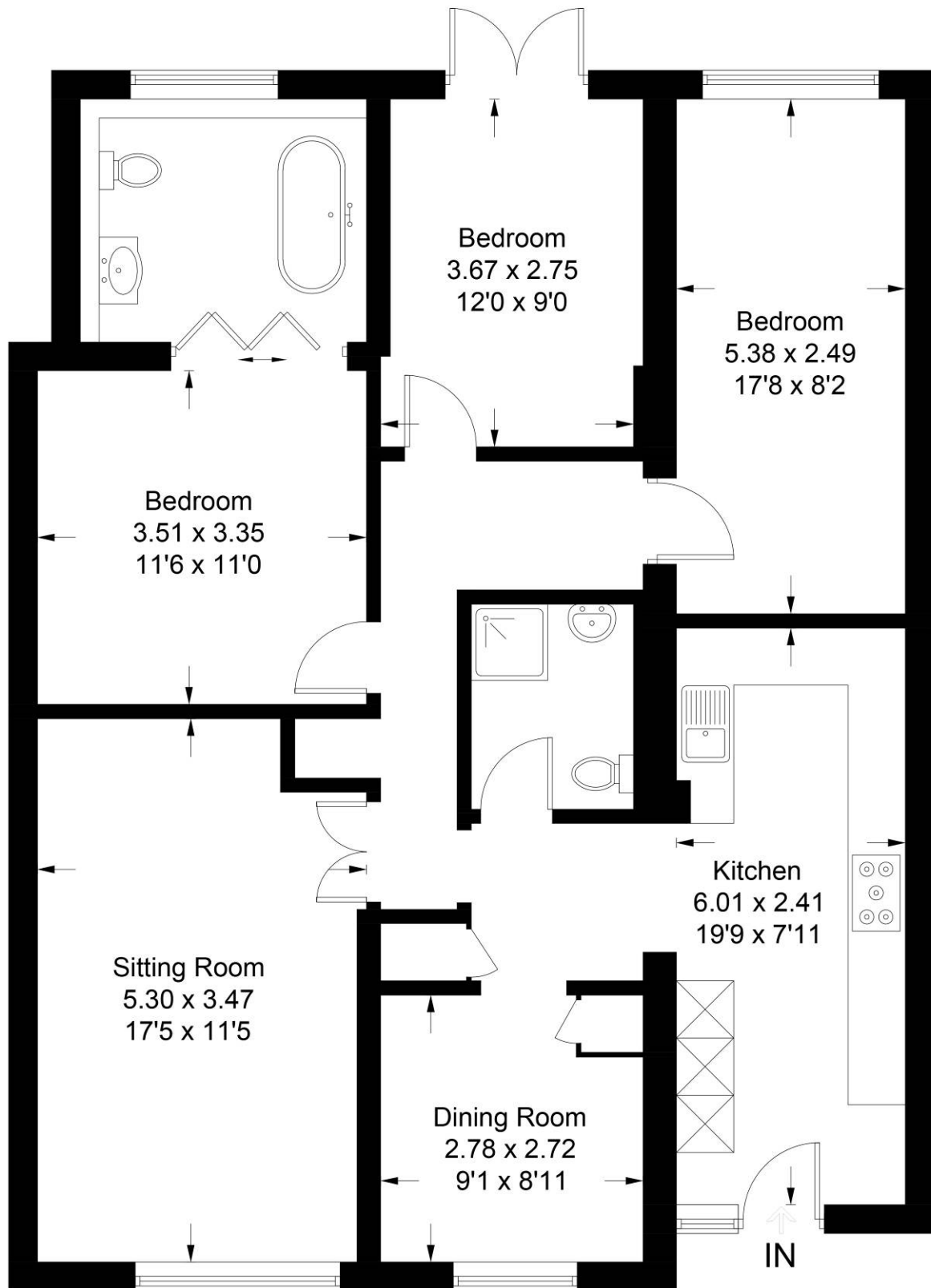


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079574)