



49 High Street, Hythe, Kent CT21 5AD



20 QUARRY WAY HYTHE

£315,000 Freehold

An impeccably presented house in a sought after location. Comprising an entrance hall, fitted kitchen, sitting/dining room, cloakroom, three bedrooms (one with en-suite shower room) and a bathroom. South/west facing rear garden. Parking & covered car port. EPC B.



**20 Quarry Way
Hythe
Kent CT21 4AW**

**Entrance Hall, Fitted Kitchen, Sitting/Dining Room, Cloakroom,
Three Bedrooms (one with En-Suite Shower Room), Bathroom,
Rear Garden, Covered Car Port**

DESCRIPTION

This well presented terraced house forms part of a highly regarded, new development on the outskirts of Hythe. The property offers bright and airy accommodation which is beautifully presented throughout. This includes an entrance hall, a smart fitted kitchen with all the usual integrated appliances, sitting/dining room opening on to the rear garden, cloakroom, three bedrooms (one with en-suite shower) and a bathroom.

The south west facing garden to the rear is a delight and the property also benefits from a covered car port and additional car parking space.

SITUATION

The property is situated in a desirable residential location approximately two miles to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughts 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 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.

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The accommodation comprises:

ENTRANCE HALL

Entered via a composite wood effect & double glazed door, staircase to first floor, access to deep storage cupboard, timber effect flooring, radiator concealed by decorative cover door to cloakroom, doors to:-

SITTING ROOM

Double glazed casement doors opening to and overlooking the rear garden with full height double glazed windows to either side, access to deep understairs cupboard, radiator, timber effect flooring.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, washing machine and oven, wood effect work surface inset with stainless steel sink and drainer unit with mixer tap, four burner gas hob with extractor hood above, coordinating upstands, tiled splashbacks, coordinating wall cupboards (one housing the wall mounted gas boiler), integrated fridge and freezer, double glazed window to front (fitted with plantation style shutters), radiator, timber effect flooring.

CLOAKROOM

Low level WC, pedestal wash basin, obscure double glazed window to front, extractor fan, radiator.

FIRST FLOOR LANDING

Access to loft space and deep shelved airing cupboard, radiator.

BEDROOM 1

Double glazed window (fitted with plantation style shutters) overlooking the rear garden, access to built-in wardrobe cupboard, door to:-

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low level WC, pedestal wash basin, radiator, extractor fan, timber effect flooring.

BEDROOM 2

Fitted wardrobe cupboards concealed by sliding doors, double glazed window to front (fitted with plantation style shutters), radiator.

BEDROOM 3

Double glazed window (fitted with plantation style shutters) to rear overlooking the garden, radiator.

OUTSIDE

Directly to the rear of the property is a paved terrace leading to the remainder of the garden which is laid to lawn with borders planted with a variety of shrubs, herbaceous and other plants including roses and rosemary. A paved pathway leads to the far end of the garden where a timber gate gives access to the covered parking area. Timber framed shed. Outside tap.

FRONT GARDEN

The garden to the front of the property is topped in slate chippings for ease of maintenance with a central paved pathway leading to the front door.

COVERED CAR PORT

With additional car parking space to the front.

EPC Rating B.

SERVICE CHARGE

Approximately £500 per annum.

COUNCIL TAX

Band C approx. £2044.14 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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




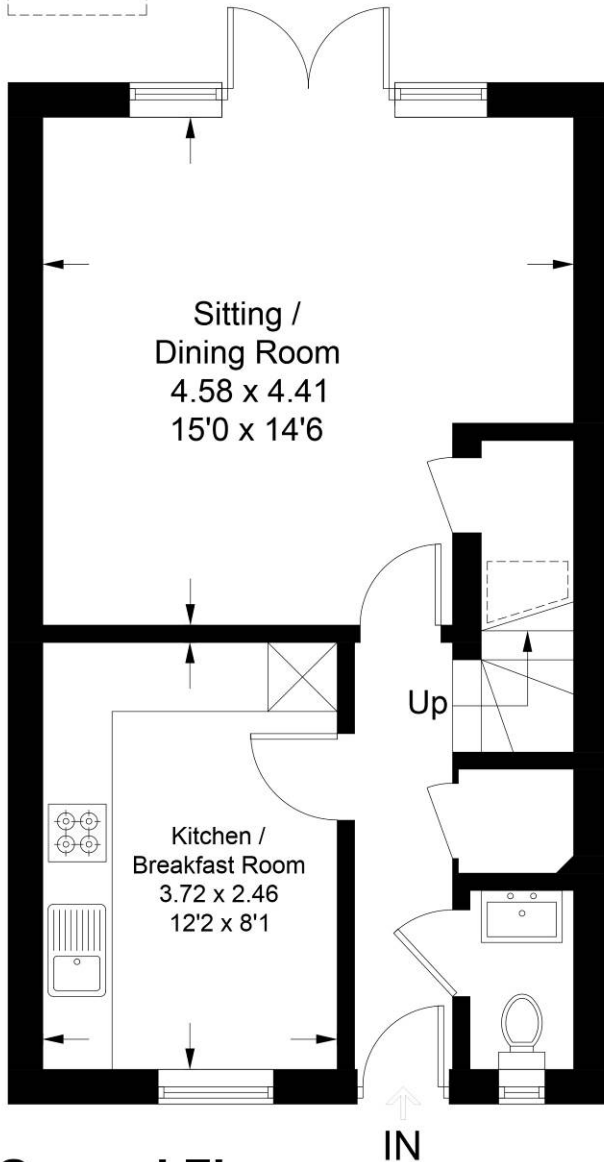




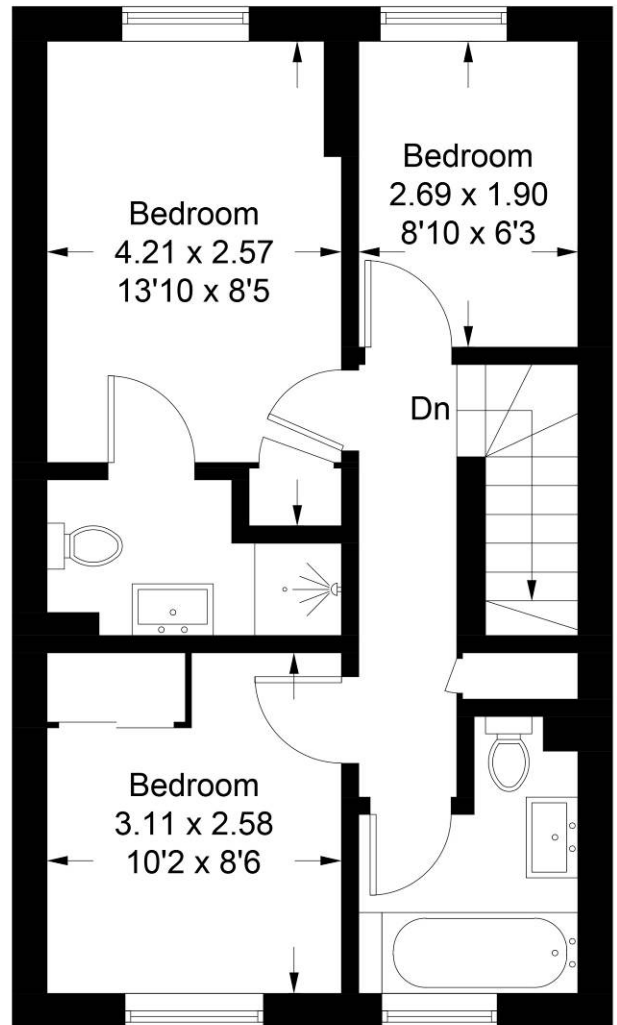
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Approximate Gross Internal Area = 76.2 sq m / 820 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground Floor
412 sq ft / 38.3 sq m



First Floor
408 sq ft / 37.9 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1074316)