



49 High Street, Hythe, Kent CT21 5AD



## 14 DOVE CLOSE HYTHE

**£379,995 Freehold**

A well situated detached bungalow on a popular cul-de-sac, moments from pleasant strolls along the Royal Military Canal. It offers impeccably presented accommodation and comprises a sitting room, well fitted kitchen, conservatory, 2 bedrooms and a shower room. Off-road parking, garage, delightful garden. EPC D.



# 14 Dove Close Hythe CT21 6RB

**Entrance Hall, Sitting/Dining Room, Fitted Kitchen, Conservatory  
Two Bedrooms, Shower Room,  
Garage, Off-Road Parking, Front & Rear Gardens**

## **DESCRIPTION**

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

The accommodation includes an entrance hall, generous sitting/dining room, a conservatory which unites the bungalow with its garden and enjoys views of The Roughs in the distance, a well fitted kitchen, two bedrooms 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 and access to the garage.

## **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. 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.

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The accommodation comprises:

### **ENTRANCE HALL**

Entered via an obscure double glazed door with obscure double glazed window to side, access to deep airing cupboard housing the wall mounted gas boiler, coved ceiling, wood effect flooring, open through to inner hall, doors to:-

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating integrated Lamona oven, recess and plumbing for washing machine and tumble dryer, square edged work surface inset with one and a half bowl stainless sink and drainer unit with mixer tap, AEG induction hob with extractor hood above, coordinating splashback, coordinating wall cupboards, space for fridge freezer, coved ceiling, double glazed window to front, recessed lighting.

### **SHOWER ROOM**

Tiled shower enclosure with thermostatically controlled shower, wash basin set into work surface with vanity cupboards below, low-level WC with concealed system, tiled walls, coved ceiling, recessed lighting, obscure double glazed window to side, tiled floor, heated ladder rack towel rail.

### **INNER HALL**

Access to shelved storage cupboard, coved ceiling, radiator, wood effect flooring, doors to:-

### **SITTING ROOM**

Double glazed window to front, coved ceiling, radiator, wood effect flooring.

### **BEDROOM 1**

Full wall of fitted wardrobe cupboards, double glazed window to rear looking through the conservatory to the garden beyond, radiator, wood effect flooring.

### **BEDROOM 2**

Double glazed door opening to and looking through the conservatory to the garden beyond with double glazed window to side, access to loft space, coved ceiling, wood effect flooring, radiator.

### **CONSERVATORY**

Of uPVC construction beneath a pitched glazed roof, wood effect flooring, double glazed casement doors giving access to the rear garden.

### **OUTSIDE**

#### **Front garden**

The property is approached via a block paved driveway which provides parking for two vehicles and access to the garage. To the side of the driveway the garden is mainly topped in stone for ease of maintenance and planted with a variety of shrubs. A timber gate gives access to the rear garden:-

#### **Rear garden**

The garden to the rear of the property is attractively landscaped with a generous paved terrace, the ideal environment to relax and dine alfresco.

### **GARAGE**

A detached garage of brick built construction with up and over door to front, window to rear, power and light.

### **EPC Rating D**

### **COUNCIL TAX**

Band D approx. £2197.03 (2023/24)  
Folkestone & Hythe District Council.

### **VIEWING**

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















# Dove Close, Hythe, CT21

Approximate Gross Internal Area = 69.4 sq m / 747 sq ft

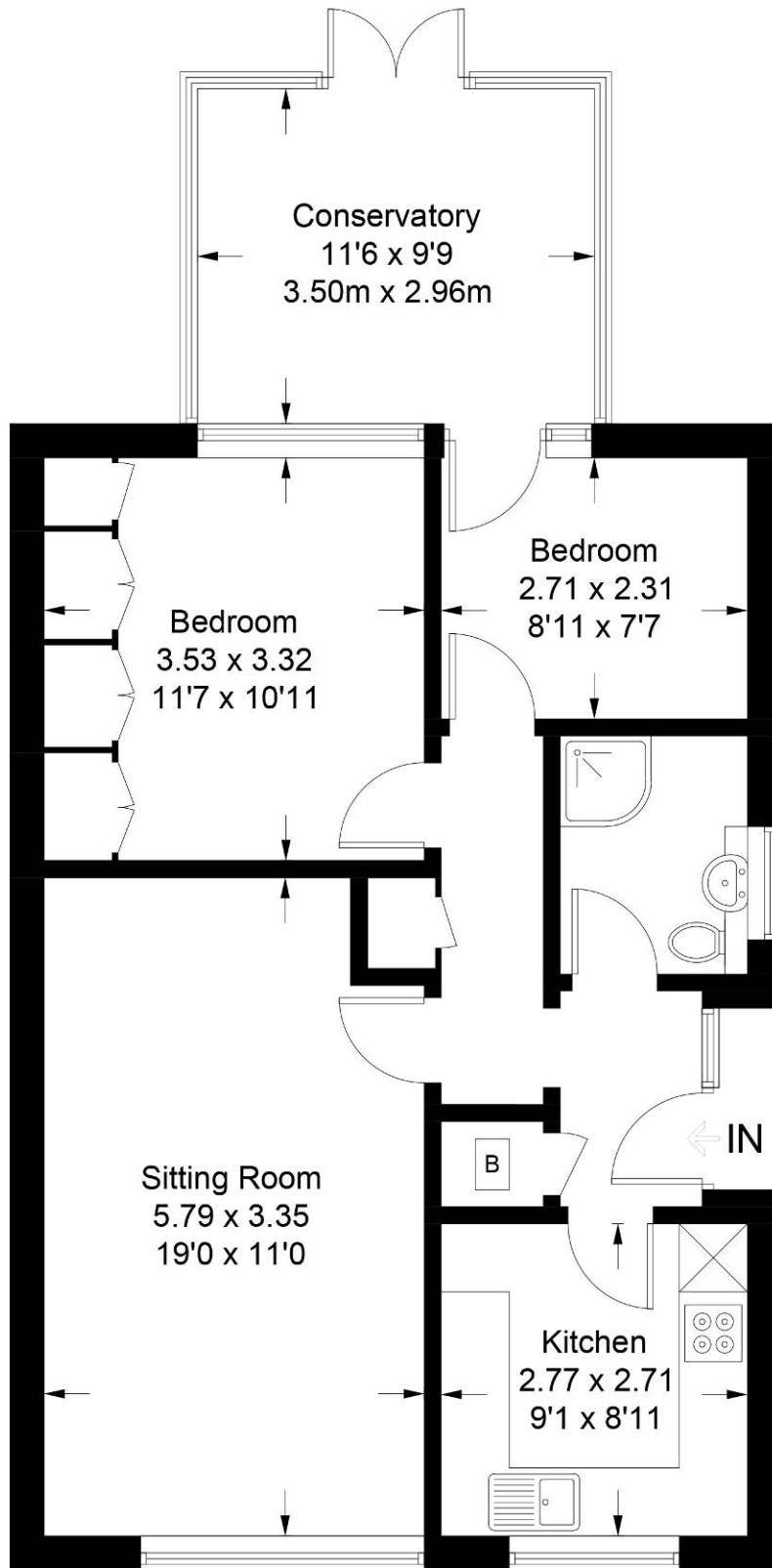


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