



49 High Street, Hythe, Kent CT21 5AD



**11 WILKINSON DRIVE,
HYTHE**

£369,950 Freehold

An impeccably presented double-fronted detached house in a sought-after location. The accommodation comprises an entrance hall, sitting room, fitted kitchen/breakfast room, cloakroom, three bedrooms (one with an en-suite) and a family bathroom. Delightful rear garden, off-road parking. EPC B.



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**11 Wilkinson Drive
Martello Lakes
Hythe
Kent
CT21 4FL**

**Entrance Hall, Sitting Room, Fitted Kitchen/Breakfast Room, Cloakroom,
Three Bedrooms (one with En-Suite Shower Room), Bathroom,
Rear Garden, Two Parking Space**

DESCRIPTION

Situated within a highly sought-after modern development on the outskirts of Hythe, this attractive double-fronted detached home offers well-presented and thoughtfully designed accommodation. The property features an entrance hall, a stylish fitted kitchen/breakfast room with integrated appliances, a spacious sitting room, a cloakroom, three bedrooms (including one with an en-suite shower room), and a family bathroom.

Externally, the property benefits from a charming rear garden with a substantial timber-framed summer house and a terrace, creating an ideal setting for outdoor dining and entertaining. To the front, a driveway provides off-road parking for two vehicles

SITUATION

The property occupies a desirable residential position approximately two miles west of Hythe town centre, with a nearby bus route providing convenient access to Hythe, Folkestone, Ashford, New Romney and surrounding areas. The Royal Military Canal, cycle path and the local beauty spot known as The Roughs, offering pleasant walks and picnic areas, are all within a short walk of the property.

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 timber effect composite and double glazed door, timber effect flooring, access to deep storage cupboard, staircase to first floor with polished timber handrail, square chamfered banister rails and terminating in a square newel post, radiator, doors to:

SITTING ROOM

Timber effect flooring, double glazed window to front, double glazed casement doors with double glazed windows to either side, opening to and overlooking the rear garden, radiators.

KITCHEN/BREAKFAST ROOM

Well fitted with a comprehensive range of base cupboard and drawer units in a sleek contemporary finish, incorporating integrated dishwasher, integrated washing machine and integrated electric ovens, square edged marble effect work surfaces inset with four burner gas hob with coloured glass splashback and stainless steel sink and drainer with mixer tap, coordinating wall cupboards with concealed lighting beneath (one of which houses the wall-mounted gas-fired boiler), integrated fridge and freezer, full height storage cupboards, coordinating breakfast bar with additional storage and additional wall cupboards, timber effect flooring, recessed lighting, double glazed window to front, double glazed window to side, double glazed casement doors opening to and overlooking the rear garden, radiator.

CLOAKROOM

Low level WC, pedestal wash basin with mixer tap, walls tiled to half height, extractor fan, radiator.

FIRST FLOOR LANDING

Access to loft space via a hatch fitted with a loft ladder, access to deep heated linen cupboard, double glazed window to rear, doors to:

BEDROOM

Range of fitted wardrobe cupboards, double glazed window to rear enjoying views through to the lakes and the Roughs beyond, radiator, door to:

ENSUITE SHOWER ROOM

Well fitted with a contemporary suite comprising twin-sized tiled shower enclosure with thermostatically controlled shower, low-level WC, pedestal washbasin with mixer tap, shaver point, extractor fan, walls tiled to half height, obscured double-glazed window to front, radiator.

BEDROOM

Double glazed window to front, radiator.

BEDROOM

Double glazed window to rear, radiator.

BATHROOM

Well fitted with a contemporary suite comprising panelled bath set within a tiled surround with separate thermostatically controlled shower over, glazed shower screen, low level WC, pedestal wash basin, walls tiled to half height, obscured double glazed window to front, radiator.

OUTSIDE

FRONT GARDEN

There is a shallow garden to the front of the property which has been topped in granite chippings for ease of maintenance, to the side of which a driveway provides off-road parking for two vehicles. Side access can be gained to the:

REAR GARDEN

Directly to the rear of the house is a paved and granite chipping terrace providing the ideal environment for alfresco dining and entertaining, leading to the remainder of the garden which is laid mainly to lawn and is enclosed by close boarded timber panelled fencing. Within the garden is a generous timber-framed summer house and a further timber-framed storage shed.

EPC Rating B

COUNCIL TAX

Band D approx. £2409.11 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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



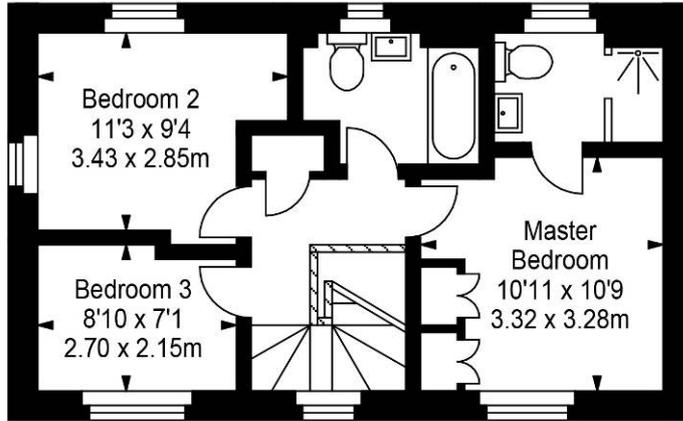




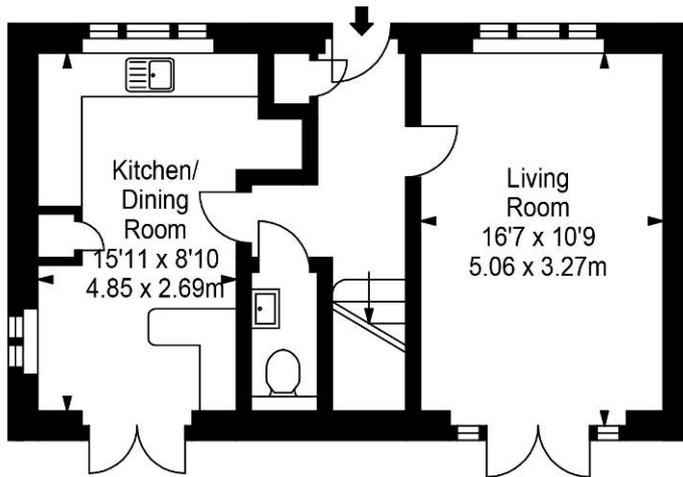


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Approximate Gross Internal Area :-
Ground Floor :- 42.64 sq m / 459 sq ft
First Floor :- 41.62 sq m / 448 sq ft
Summer House :- 10.96 sq m / 118 sq ft
Shed :- 8.08 sq m / 87 sq ft
Total :- 103.30 sq m / 1112 sq ft



First Floor



Ground Floor

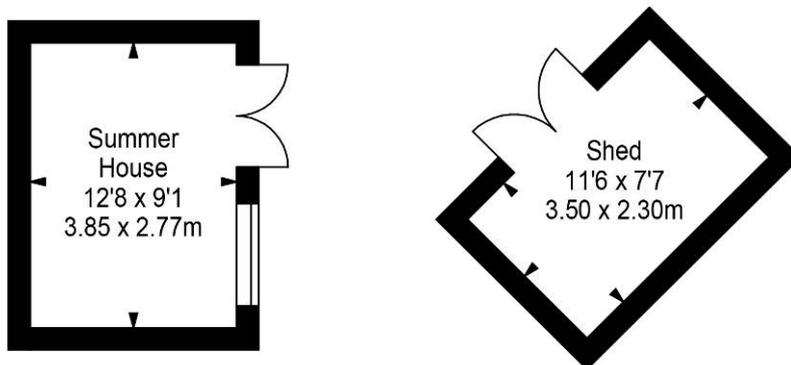


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floor plan by: www.creativeplanetlk.com