



5 Atkinson Road, Hawkinge,
Folkestone, CT18 7SB
£335,000

colebrooksturrock.com





5 Atkinson Road, Hawkinge, Folkestone

Generously proportioned beautifully presented three bedroom town house with two en-suites, large kitchen/dining room and south facing rear garden.

Situation

Atkinson Road is located in a new development namely 'Liberty Green' constructed by Bovis Homes on the outskirts of the popular village of Hawkinge. Close by are a number of walks and rides over surrounding countryside. The village of Hawkinge boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and a new excellently equipped Care Home. Leisure and socialising activities within the village include Community Centre, Village Hall, Mayfly Restaurant, The Cook's Table Coffee Shop, the White Horse Public House, Cat and Custard Pot Public House, Indian and Chinese Take Away and several riding establishments. A bus service runs to both the coastal port of Folkestone to the South and, to the North via the A2, the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The High Speed Rail Link is now fully operational reducing the travel time from Folkestone to London St Pancras via Ashford to some 53 minutes! Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

This delightful deceptively spacious family town house has recently been decorated throughout and offers generous accommodation over three floors. On the ground floor there is an entrance hall with downstairs wc, a lovely large kitchen/breakfast room with double doors leading out into the rear garden. On the first floor there is a sitting room with double doors opening out to a Juliet balcony which overlooks the green to the front and a double bedroom with built-in wardrobes and family bathroom to the rear. On the second floor there are two further double bedrooms again both with built-

in storage and each having an en-suite shower room. In order not to be disappointed an early viewing is advisable to fully appreciate all that this spacious property has to offer.

Outside

The south facing rear garden is fully enclosed mainly laid to neat lawn with paved patio adjacent to the property. Shed to remain. Access to allocated parking at the far rear via a high timber gate. Allocated parking en-bloc.

Services

All main services are understood to be connected to the property.

Management and Estate Charges are applicable – please contact Colebrook Sturrock for further information.

Local Authority

Folkestone and Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: C

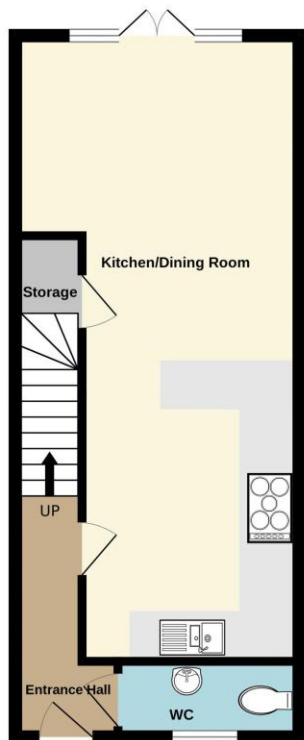
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

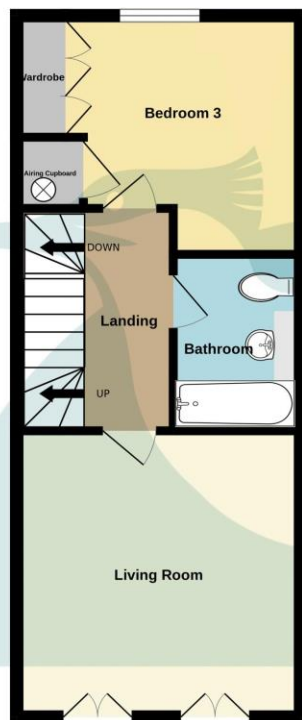


To view this property call Colebrook Sturrock on **01303 892000**

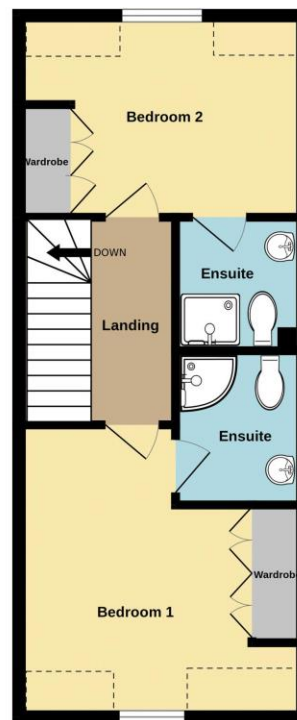
Ground floor
386 sq.ft. (35.9 sq.m.) approx.



1st floor
385 sq.ft. (35.9 sq.m.) approx.



2nd floor
385 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Kitchen/Dining Room

27' 8" x 12' 5" (8.43m x 3.78m) narrowing to 9' 2" (2.79m)

WC

7' 9" x 3' 4" (2.36m x 1.02m)

First Floor

Living Room

12' 9" x 12' 4" (3.88m x 3.76m)

Bathroom

7' 10" x 5' 7" (2.39m x 1.70m)

Bedroom Three

12' 0" x 10' 3" (3.65m x 3.12m) including fitted wardrobes

Second Floor

Bedroom One

12' 10" x 12' 5" (3.91m x 3.78m) including fitted wardrobes

En-suite to Bedroom One

6' 9" x 5' 7" (2.06m x 1.70m)

Bedroom Two

12' 5" x 8' 8" (3.78m x 2.64m) including fitted wardrobes

En-suite to Bedroom Two

5' 9" x 5' 7" (1.75m x 1.70m)

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92-100)	A		73	81
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive	2002/91/EC

135 Canterbury Road, Hawkinge, Kent, CT18 7BS

t: 01303 892000

e: hawkinge@colebrooksturrock.com



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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