



10 Demozay Close, Hawkinge,
Folkestone, CT18 7PL
£425,000

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10 Demozay Close, Hawkinge, Folkestone

Deceptively spacious detached three bedroom family house with large kitchen/breakfast room, two reception rooms, conservatory, separate dressing room and garage/store situated in a desirable quiet cul-de-sac.

Situation

Demozay Close is a particularly attractive quiet cul-de-sac being part of the Angel Heights development in the 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 an excellently equipped Care Home. Leisure and socialising activities within the village include the 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, to the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The long awaited High Speed Rail Link is now fully operational reducing the travel time from Folkestone to London St Pancras via Ashford to some 59 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

Enviably positioned in Demozay Close this delightful property formerly a four bedroom family house has been much improved over recent years and now offers comfortable and generous accommodation. On the ground floor is an entrance hall with downstairs wc, good size sitting room with double glass panelled doors opening into the separate dining room. The conservatory with a modern Cosy tiled roof is a recent and welcoming addition together with the beautifully extended modern kitchen/breakfast which includes french doors leading out into the rear garden and further

private access into the garage/store. On the first floor there is a galleried landing with three good sized bedrooms all of which have built-in wardrobes and the master bedroom having a separate walk-in dressing room (formerly the fourth bedroom) and ensuite shower room. Modern family bathroom. This property is considered to be economical to run with an energy efficient boiler and an early viewing is recommended to avoid disappointment.

Outside

The private rear garden is fully enclosed, generous in size with an area of quality artificial lawn, spacious paved patio adjacent to the property with decked entertaining area and matching raised planter to the far rear. Private access to the front via a high timber gate. The front is considered low maintenance with attractive slate border landscaping and driveway parking in front of the garage/store.

Services

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

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: C

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
769 sq.ft. (71.5 sq.m.) approx.

1st Floor
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1326 sq.ft. (123.2 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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Hallway

Sitting Room

16' 9" x 10' 3" (5.10m x 3.12m)

Dining Room

11' 7" x 8' 4" (3.53m x 2.54m)

Conservatory

13' 0" x 9' 3" (3.96m x 2.82m)

Kitchen/Breakfast Room

17' 8" x 12' 9" (5.38m x 3.88m) narrowing to 11' 7" (3.53m)

Garage/Store

10' 4" x 8' 6" (3.15m x 2.59m)

First Floor Landing

Master Bedroom

13' 6" x 9' 8" (4.11m x 2.94m)

Dressing Room

9' 8" x 6' 9" (2.94m x 2.06m) measured into wardrobes

Ensuite

7' 4" x 5' 11" (2.23m x 1.80m)

Bedroom Two

12' 10" x 8' 5" (3.91m x 2.56m)

Bedroom Three

9' 10" x 9' 10" (2.99m x 2.99m)

Family Bathroom

6' 8" x 5' 7" (2.03m x 1.70m)

Agents Note

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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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