

4 Mayfly Drive, Hawkinge,
Folkestone, CT18 7FD
Price £299,995

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Browns
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4 Mayfly Drive, Hawkinge, Folkestone

An immaculate and well maintained detached three bedroom family house which has undergone many home improvements. Situated at the end of a private drive on a modern village development.

Situation

The property is situated at the end of a private drive in 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, Doctor's, 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, Zesteas 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 is a modern detached family home, considered well appointed and recently updated by the present vendors to include contemporary modern family bathroom and en-suite shower room to the master bedroom, garage conversion into a family room, spacious kitchen/breakfast room with a decent size conservatory and beautifully decorated throughout. The property further benefits from full gas fired central heating and upvc double glazed windows. An early viewing is highly recommended.

Outside

The rear garden is sheltered, fully enclosed by high panelled fencing with an area of paved patio adjacent to the property with an attractive area of decking to the far rear. Shed to remain. Access to the front via a high timbered gate. The front is considered low maintenance with a spacious area of paving with established border planting. The integral garage has been converted into a family room, however, to the front is an area of storage. Parking to the front for several vehicles.

Services

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

Local Authority

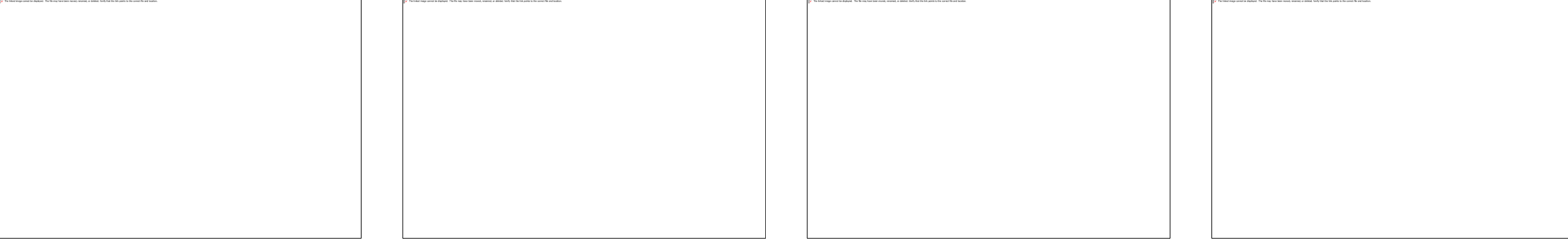
Shepway District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Current Council Tax Band: D

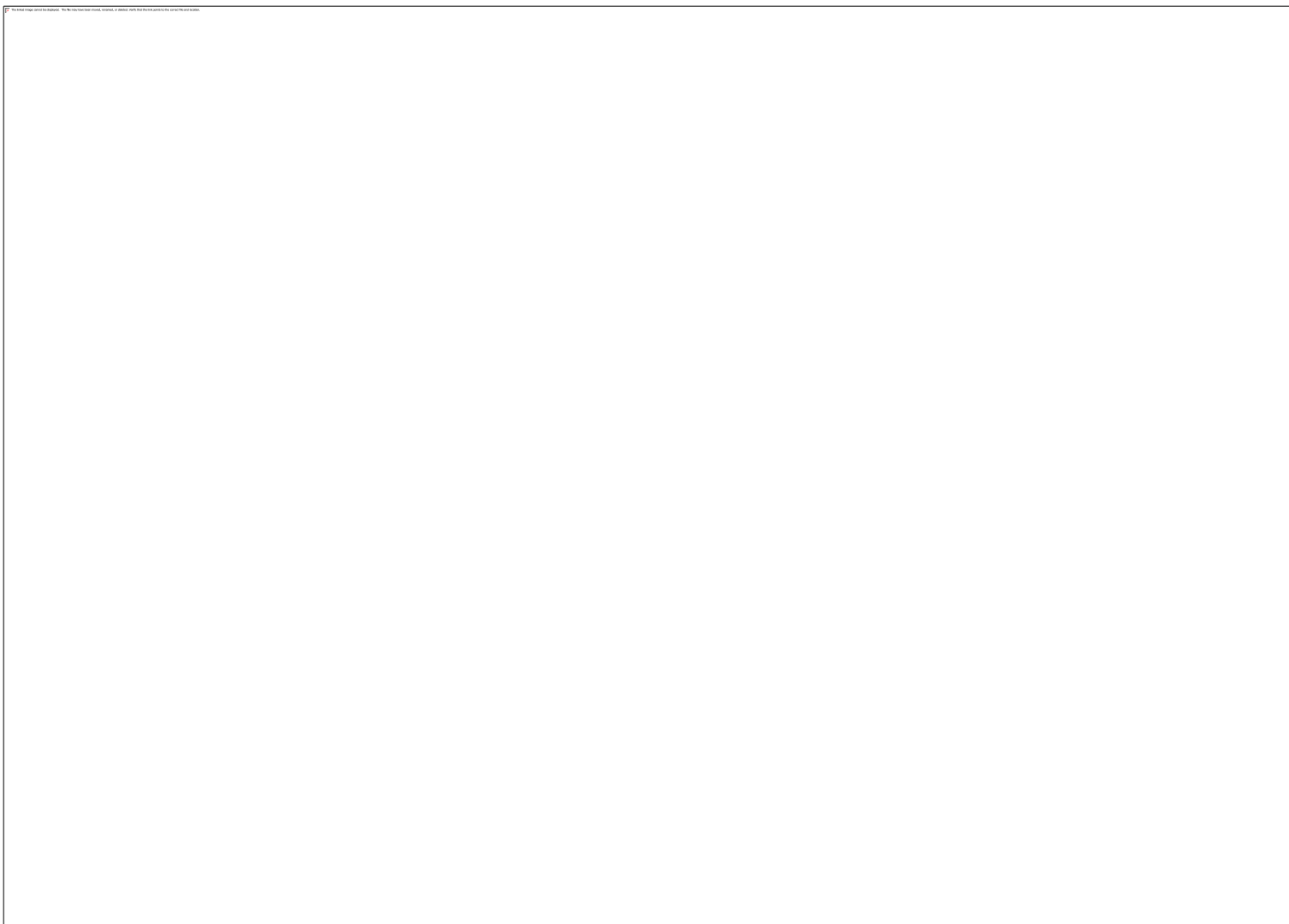
EPC Rating: C

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**



Family Room

10' 5" x 7' 11" (3.17m x 2.41m)

Sitting Room

14' 2" x 10' 11" (4.31m x 3.32m)

Kitchen/Breakfast Room

19' 7" x 14' 6" (5.96m x 4.42m)

Conservatory

9' 8" x 9' 3" (2.94m x 2.82m)

Master Bedroom

14' 7" x 9' 8" (4.44m x 2.94m)

En-suite

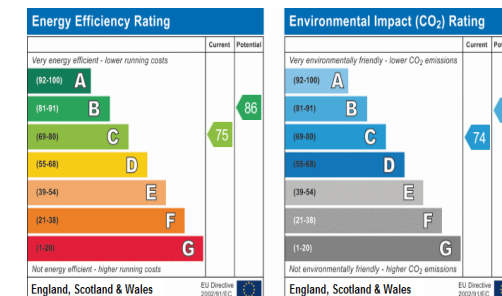
Bedroom Two

13' 6" x 11' 8" (4.11m x 3.55m)

Bedroom Three

9' 9" x 7' 11" (2.97m x 2.41m)

Family Bathroom



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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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