



1 Dragonfly Way
Hawkinge, Folkestone, CT18 7FY
£435,000 NO CHAIN

colebrooksturrock.com





1 Dragonfly Way, Hawkinge, Folkestone

A beautifully presented four bedroom family home positioned on a corner plot with generous parking and private secluded gardens. **NO CHAIN**

Situation

Situated on a corner plot and conveniently placed for excellent access to amenities, within the popular location. 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 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 from Folkestone to London St Pancras via Ashford takes 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 beautiful presented family house, it offers generously well-proportioned accommodation with light and airy rooms and being on a corner plot, many of the rooms are dual aspect. On the ground floor the welcoming entrance hall opens to all the main rooms including a generous sitting room with fireplace and bay windows, a dining room with bay window and French doors through to the conservatory, a spacious well fitted kitchen / breakfast room with archway into a utility room giving access to the integral store and garage area. A downstairs cloakroom/ WC will be found under the stairs. The first floor landing is galleried with a feature recess alcove.

All four bedrooms have built-in cupboards with both the Master bedroom and bedroom two, having en

suite shower rooms. A family bathroom and airing cupboard is also found on this floor. This is an exceptional size family home where an internal viewing is recommended to appreciate the accommodation on offer!

Outside

The rear gardens are delightfully enclosed by a curved brick wall, they are secluded and private with an area of neat lawn, established planting and seating areas. There is a garden shed to the rear, whilst a pedestrian side gate gives access to the front garden which wraps around two sides of this corner plot with driveway parking and access to the integral garage and store.

Services

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

Local Authority

Folkestone & Hythe District Council, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: E

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
800 sq.ft. (74.3 sq.m.) approx.

1st Floor
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1450 sq.ft. (134.7 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.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	84 B

Entrance Hall

Kitchen/Breakfast Room

14' 11" x 9' 11" (4.54m x 3.02m)

Sitting Room

17' 10" x 9' 11" (5.43m x 3.02m)

Dining Room

12' 9" x 9' 11" (3.88m x 3.02m)

Conservatory

9' 10" x 8' 8" (2.99m x 2.64m)

Utility room

7' 7" x 4' 4" (2.31m x 1.32m)

Cloakroom/WC

First floor landing

Master bedroom

12' 9" x 11' 9" (3.88m x 3.58m)

Master En-suite

8' 1" x 3' 10" (2.46m x 1.17m)

Bedroom Two

12' 4" x 10' 2" (3.76m x 3.10m)

En-suite Two

Bedroom Three

10' 2" x 9' 10" (3.10m x 2.99m)

Bedroom Four

8' 10" x 7' 8" (2.69m x 2.34m)

Integral Garage

10' 1" x 8' 6" (3.07m x 2.59m)

Integral Store

7' 11" x 8' 6" (2.41m x 2.59m)

135 Canterbury Road, Hawkinge, Kent, CT18 7BS

t: 01303 892000

e: hawkinge@colebrooksturrock.com



colebrooksturrock.com



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.

Also in: Ash • Elham • Saltwood • Sandwich • Walmer