



13 Hunt Close  
Hawkinge, Folkestone, CT18 7FJ  
£450,000

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# 13 Hunt Close

Beautifully updated four-bedroom detached family home with double garage.

## Situation

Hunt Close is situated within a quiet cul-de-sac in the popular location of Hawkinge which 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

Positioned in a popular and convenient location, this superb, detached family home has been extensively improved and updated to provide stylish, modern living throughout.

The ground floor accommodation comprises a welcoming entrance hall with stairs rising to the first floor, along with a contemporary updated downstairs cloakroom/WC. A separate sitting room offers an attractive and comfortable living space, featuring floating white high-gloss shelving and matching glass display cabinets. The heart of the home is the impressive kitchen/dining room, fitted with a range of sleek white high-gloss units complemented by quartz worktops. An island incorporates an inset induction hob with a modern ceiling-mounted extractor hood. Integrated appliances include a dishwasher, double ovens (combination and microwave), fridge freezer and washing machine. Sliding double doors open directly onto the rear garden, with an additional door providing further external access.

To the first floor are four bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. A well-appointed family bathroom serves the remaining three bedrooms. This beautifully presented property offers spacious and versatile accommodation and is ideally suited to modern family living. Early viewing is highly recommended to fully appreciate both the location and the quality of finish throughout.

## Outside

The rear garden is attractively arranged, featuring a neatly shaped lawn interspersed with specimen trees, along with a paved patio that extends across the width of the property ideal for outdoor dining and entertaining. The patio also provides access to the side gate opening onto the driveway and detached double garage which benefits from two up-and-over doors, one of which is electrically operated, and is equipped with power and lighting. Ample driveway parking to the front for several vehicles.

## Services

All main services are understood to be connected

## Local Authority

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

## Tenure

Freehold

## Current Council Tax Band: E

## EPC Rating: C

## Agents Note

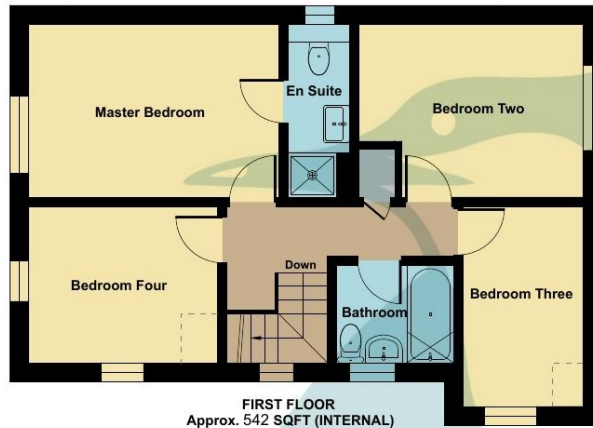
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



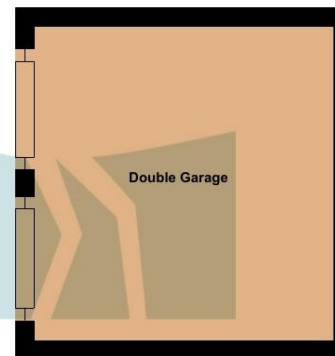


To view this property call Colebrook Sturrock on **01303 892000**

Total Approximate Area = 1068 sq ft / 99.2 sq m  
 Garage = 266 sq ft / 24.7 sq m  
 Total = 1334 sq ft / 123.9 sq m  
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Entrance Hall**  
 9' 5" x 6' 2" (2.87m x 1.88m)

**Kitchen/Dining Room**  
 18' 0" x 16' 4" (5.48m x 4.97m)

**Sitting Room**  
 16' 4" x 11' 5" (4.97m x 3.48m)

**Cloakroom / WC**

**Master Bedroom**  
 13' 3" x 9' 3" (4.04m x 2.82m)

**En-suite**  
 9' 1" x 3' 7" (2.77m x 1.09m)

**Bedroom Two**  
 11' 7" x 9' 3" (3.53m x 2.82m)

**Bedroom Three**  
 10' 8" x 6' 9" (3.25m x 2.06m)

**Bedroom Four**  
 10' 4" x 8' 7" (3.15m x 2.61m)

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

**Double Garage**  
 16' 8" x 15' 11" (5.08m x 4.85m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2026. Produced for Colebrook Sturrock 2014 Limited. REF: 1408147

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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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