



22 Cricketers Close, Hawkinge,  
Folkestone, CT18 7NH  
Guide Price £325,000 - £340,000

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# 22 Cricketers Close, Hawkinge, FOLKESTONE

A delightful well maintained two double bedroom property with kitchen/breakfast room, downstairs wc, large conservatory and garage situated in a desirable village cul-de-sac backing on to the cricket ground.

## Situation

Cricketers Close is a most attractive and popular cul-de-sac close to the village cricket ground on the outskirts of the popular and bustling expanding 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 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 very pretty semi-detached house has been beautifully maintained and updated and although it is currently a two double bedroom property it can easily be converted back into a three bedroom family home. On the ground floor there is an entrance hall with downstairs wc, a good size kitchen/breakfast room overlooking the front with spacious sitting room to the rear and large conservatory which opens out to the side and to the rear garden. On the first floor there are two good size double bedrooms, both with built-in wardrobes and the master having fabulous views over the

cricket ground to the far rear. The family bathroom has been updated and now includes a double walk-in shower and separate bath. An early viewing is highly recommended to fully appreciate the space and enviable position of this lovely family home.

## Outside

The rear gardens are a lovely feature being generous in size and fully enclosed by high panelled fencing. Adjacent to the property is a newly laid spacious paved patio with a manicured lawn which leads down to a delightful decked terrace and a further separate sunken paved barbecue area perfect for entertaining. Private access into the rear detached garage with further access to the front via a wrought iron gate. The front has been well-designed incorporating a neat lawn with pretty border planting and attractive block paving for additional parking. Driveway parking in front of the garage for at least three cars.

## Services

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

## Local Authority

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

**Tenure** Freehold

**Current Council Tax Band:** D

**EPC Rating:** C





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Ground Floor  
824 sq.ft. (76.6 sq.m.) approx.

1st Floor  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1299 sq.ft. (120.7 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.  
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## Kitchen/Breakfast Room

14' 5" x 12' 0" (4.39m x 3.65m)

## Sitting Room

15' 4" x 15' 5" (4.67m x 4.70m)

## Conservatory

14' 8" x 13' 3" (4.47m x 4.04m)

## Bathroom

13' 10" x 5' 6" (4.21m x 1.68m)

## Bedroom 1

12' 3" x 15' 6" (3.73m x 4.72m)

## Bedroom 2

14' 5" x 9' 6" (4.39m x 2.89m)

## Garage

17' 9" x 8' 0" (5.41m x 2.44m)

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

## 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.

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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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