



49 High Street, Hythe, Kent CT21 5AD



**30 MARTELLO DRIVE
HYTHE**

£420,000 Freehold

Situated in a popular location, this semi detached family house offers beautifully presented accommodation comprising a sitting room open plan to the dining room, utility/breakfast room, conservatory, cloakroom three bedrooms, bathroom & a useful attic room. Delightfully secluded gardens. Off road parking. Double garage.EPC D



30 Martello Drive Hythe CT21 6PJ

**Entrance Hall, Sitting Room open plan to Dining Room, Conservatory,
Kitchen, Breakfast room/utility Room, Cloakroom,
Three Bedrooms, Bathroom, Useful Attic Room,
Off Road Parking, Double Garage, Gardens**

DESCRIPTION

This well located semi-detached family house provides spacious and well presented accommodation with an entrance vestibule, welcoming entrance hall, sitting room open to the dining room, fitted kitchen, breakfast room/utility, conservatory and cloakroom. On the first floor there are three bedrooms and a family bathroom with a flight of stairs leading to the useful attic room.

A particularly attractive feature of the property is the delightful gardens to the front, side and rear which have been thoughtfully designed and planted for year-round interest and provide an attractive environment in which to relax and entertain. Also within the garden is a greenhouse, timber framed shed, summer house and woodstore. To the front of the house is a driveway providing off road parking.

The property also benefits from a double garage, currently divided with part being utilised as a workshop.

SITUATION

The property is situated approximately a mile-and-a-half to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughs with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes.

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The accommodation comprises:

ENTRANCE VESTIBULE

Double glazed door with double glazed windows to either side, radiator, panelled and glazed door to:

ENTRANCE HALL

Staircase to 1st floor, coved ceiling, radiator, door to kitchen, access to under stairs storage cupboard, door to:-

SITTING ROOM

Attractive timber fireplace surround inset with woodburning stove on a tiled hearth, double glazed window overlooking the front garden, dado rail, coved ceiling, open through to:-

DINING ROOM

Serving hatch to kitchen, radiator, dado rail, coved ceiling, double glazed casement doors through to:-

CONSERVATORY

Of UPVC construction above a brick built base and under a pitched glazed roof, radiator, double glazed casement doors giving access to the rear garden.

KITCHEN

Well fitted with a range of base cupboards and drawer units incorporating integrated washing machine and Lamona dishwasher, space for freestanding oven with extractor hood above, square edged woodblock worksurface with under mounted butler sink and mixer tap, tiled splashback's, coordinating wall cupboards incorporating display cabinets and plate rack, further full height bank of cupboards housing fridge freezer, double glazed window looking through the conservatory to the garden beyond, coved ceiling, recessed lighting, tiled floor, archway through to:-

UTILITY/BREAKFAST ROOM

Fitted base cupboards and drawer units with recess for freestanding undercounter fridge and worksurface, coordinating wall cupboards and dresser shelving, double glazed window to front and side, double glazed door giving access to the side of the property, access to shelved storage cupboard, double glazed window to side, radiator, door to:-

CLOAKROOM

Close coupled WC, wall hung wash basin, radiator, obscure glazed window to rear, tiled floor.

FIRST FLOOR LANDING

Double glazed window to side, dado rail, door giving access to staircase to attic room, door to:

BEDROOM 1

Range of fitted wardrobe cupboards with central dressing table, pair of double glazed windows to front, coved ceiling, radiator.

BEDROOM 2

A pair of double glazed windows to rear, access to under stairs storage, radiator.

BEDROOM 3

Double glazed window to front, radiator.

BATHROOM

Free-standing slipper ended roll top bath with chromed claw and ball feet, low-level WC, tiled shower enclosure with Triton electric shower, wash basin set on tiled worksurface with vanity cup below, walls panelled to half height, dado rail, obscure glazed window to rear, recessed lighting, extractor fan, timber effect flooring, radiator.

ATTIC ROOM

Two Velux windows, access to eaves storage, radiator.



OUTSIDE

Directly to the front of the property is a driveway entered via a pair of wrought iron gates and set beneath a timber pergola supporting a wisteria and well enclosed by close boarded timber panelled fencing. A timber gate gives access to the front garden which is partly paved and incorporates a large circular pond. A gate to the side of the property leads to the side garden which is predominantly laid to lawn and backed by well planted borders and also incorporates a timber summer house, wood store, shed and greenhouse.

REAR GARDEN

A further gate gives access to the rear garden which has been paved for ease of maintenance and backed by raised borders planted with a variety of shrubs, herbaceous

and other plants. A covered area leads to the personal doors to the double garage/workshop.

DOUBLE GARAGE

Up and over doors to front, power and light and with a central division (one side currently being utilised as a workshop with staircase to first floor and Velux window).

EPC Rating D

COUNCIL TAX

Band C approx. £1952.91 (2023/24)
Folkestone & Hythe District Council.

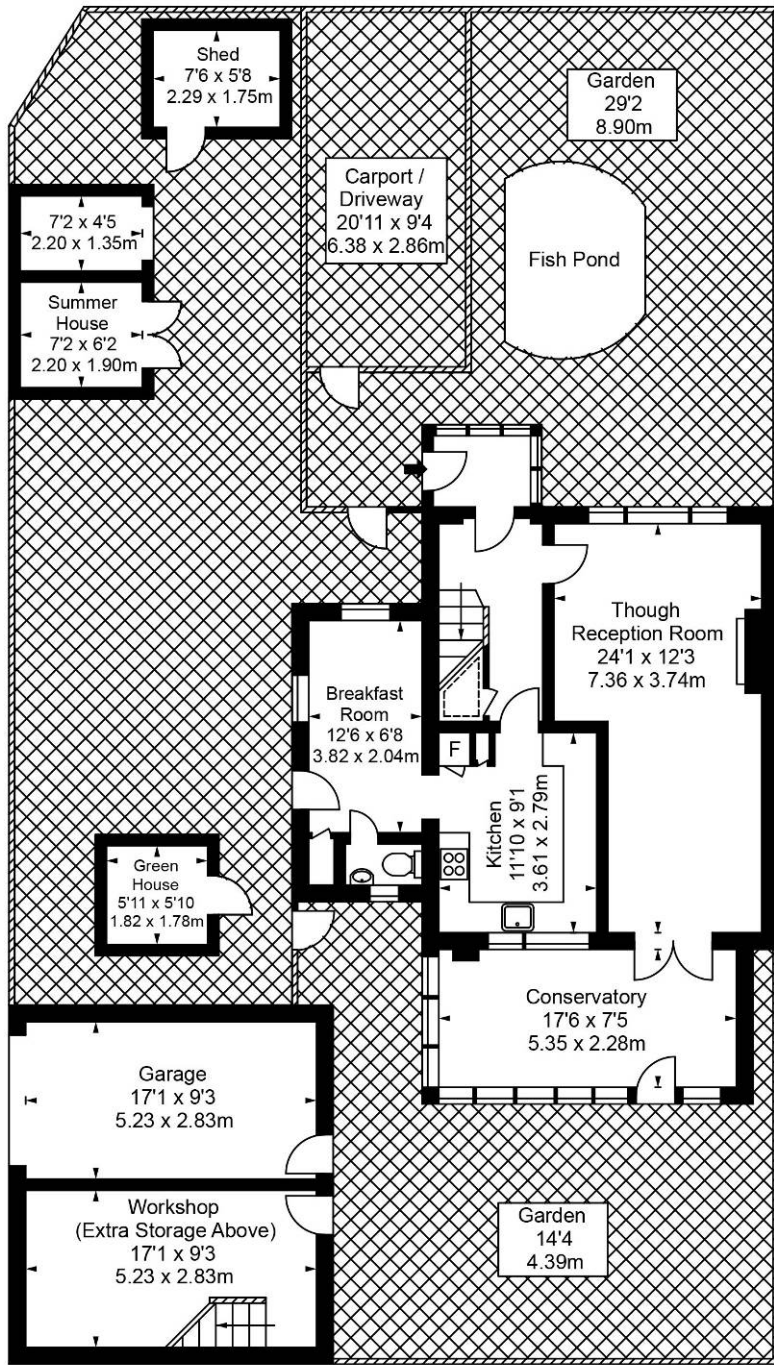
VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



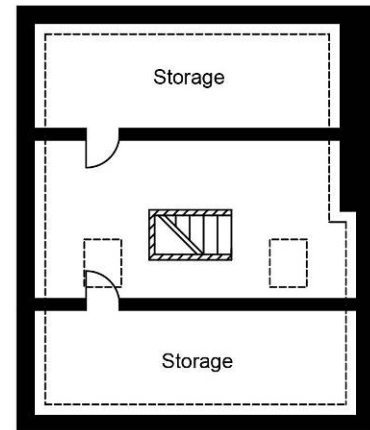


Martello Drive, Hythe

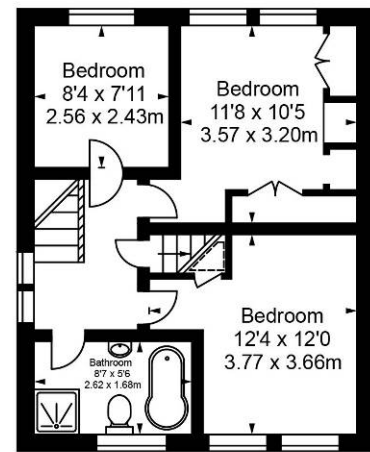


Ground Floor

Approximate Gross Internal Area :-
 Ground Floor :- 71.50 sq m / 770 sq ft
 First Floor :- 42.76 sq m / 460 sq ft
 Second Floor :- 40.00 sq m / 431 sq ft
 Outbuildings :- 45.48 sq m / 490 sq ft
 Total :- 199.74 sq m / 2151 sq ft



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 floor plan by: www.creativeplanetlk.com