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49 High Street, Hythe, Kent CT21 5AD



66 SHEPHERDS WALK HYTHE

£350,000 Freehold

An exceptionally well situated semi-detached bungalow, moments from pleasant strolls along the Royal Military Canal. The light and airy accommodation comprises a sitting room, fitted kitchen, generous dining/living space, shower room and two double bedrooms. South facing rear garden and off-road parking. EPC C



**66 Shepherds Walk
Hythe
CT21 6PY**

**Entrance Hall, Sitting Room, Dining/Living Space,
Kitchen, 2 Bedrooms, Shower Room
Front & Rear Gardens, Off-Road Parking**

DESCRIPTION

This well situated semi-detached bungalow is impeccably presented and offers light and airy, generous living accommodation which has been designed to complement a modern lifestyle.

The accommodation comprises an entrance hall, sitting room open plan to the generous dining/living space with double doors opening out to the south facing garden, well fitted kitchen, shower room and two double bedrooms.

The front and rear garden have each been designed for ease of maintenance and are mainly laid to lawn, with the rear garden benefiting from a secluded terrace area, the ideal environment in which to relax and enjoy alfresco dining. To the side of the house there is a driveway providing off road parking.

SITUATION

The property is situated in a desirable residential location 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.

Hythe is very conveniently located for easy access to the M20, Channel Tunnel Terminal, ferry port of Dover, etc. Sandling main line railway station, approximately 2.8 miles away on the outskirts of Saltwood, offers regular commuter services to the City. (All distances are approximate). High Speed Link services to London, St Pancras are available at Folkestone West (with journey times of under an hour), Folkestone Central and Ashford International.



The accommodation comprises:

ENTRANCE HALL

Entered via a part obscure glazed and composite front door, access to loft space via loft hatch, doors to bedrooms & shower room, door to:

SITTING ROOM

Fireplace opening set beneath an Oak Bressummer beam and above a granite hearth and housing free-standing wood burner, coved ceiling, opening and step down to:

DINING ROOM/GARDEN ROOM

Double glazed window overlooking the rear garden, double glazed window overlooking the side terrace, uPVC double doors with glass panels to either side opening to the rear garden, wood effect flooring, two radiators, open through to:-

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated electric oven, recess and plumbing for washing machine, square edged work surface inset with 1 ½ half bowl under mounted stainless steel sink with mixer tap, five burner gas hob with extractor hood above, coordinating up stands, tiled splashbacks, coordinating wall cupboards, space for freestanding fridge freezer, wood effect flooring.

BEDROOM 1

Double glazed window to front, coved ceiling, timber floorboards, radiator.

BEDROOM 2

Double glazed window to front, coved ceiling, timber floorboards, radiator.

SHOWER ROOM

Walk in twin size shower enclosure with Triton electric shower, low level WC with concealed system, wash basin with vanity cupboard below, coordinating wall cupboard,

obscure double glazed window to side, heated ladder rack towel rail.

OUTSIDE

Front Garden

The garden to the front of the property is set behind a picket fence and is laid to lawn. To the side a driveway provides off-road parking and a timber gate gives access to the rear garden.

Rear Garden

Directly to the rear and side of the property is a paved terrace, the ideal environment to relax and dine alfresco. The remainder of the garden is mainly laid to lawn and incorporates three sheds.

EPC Rating C

COUNCIL TAX

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

VIEWING

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

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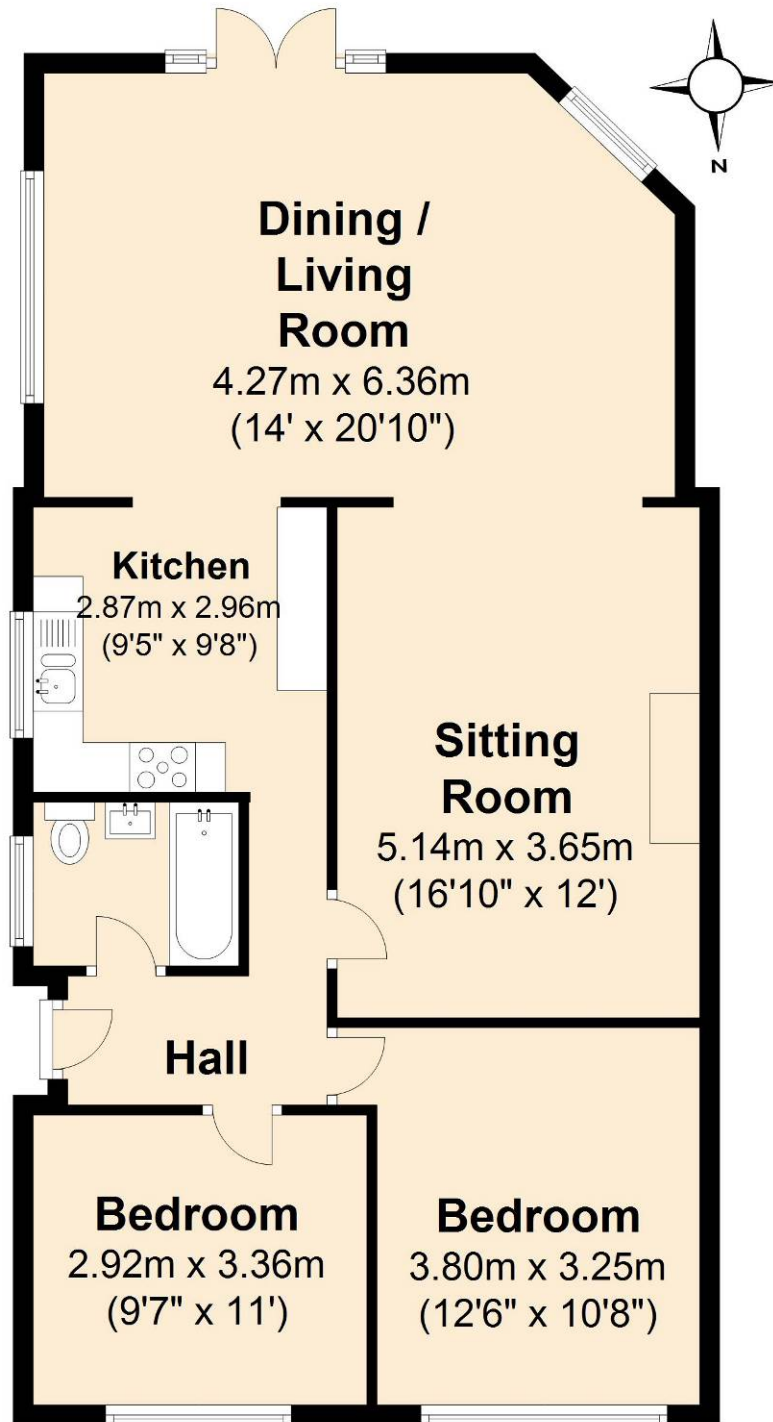






Ground Floor

Approx. 86.8 sq. metres (934.7 sq. feet)



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Plan produced using PlanUp.