



**1 LAKE DRIVE
HYTHE**

£365,000 Freehold

An impeccably presented double fronted detached house in a sought after location. Comprising an entrance hall, sitting room, dining room, kitchen, cloakroom, three bedrooms (one with en-suite) and a bathroom. Delightful rear garden. Parking & covered car port. EPC B.



**1 Lake Drive
Hythe
Kent CT21 4BN**

**Entrance Hall, Fitted Kitchen, Sitting Room, Dining Room, Cloakroom,
Three Bedrooms (one with En-Suite Shower Room), Bathroom,
Front and Rear Garden, Covered Car Port**

DESCRIPTION

This handsome double fronted detached house forms part of a highly regarded, new development on the outskirts of Hythe. The property offers impeccably presented accommodation which includes an entrance hall, a smart fitted kitchen with all the usual integrated appliances, a generous sitting room, cloakroom, three bedrooms (one with en-suite shower) and a bathroom.

The property benefits from a delightful rear garden, covered car port and additional car parking space.

SITUATION

The property is situated in a desirable residential location approximately two miles 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 Roughts 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 HALL

Entered via a wood effect composite and double glazed door, staircase to 1st floor, access to under stairs storage cupboard and further deep storage cupboard, radiator concealed by decorative cover, door to cloakroom, doors to:-

SITTING ROOM

Attractive marble fireplace surround inset with gas fire on a marble hearth, double glazed windows to front fitted with plantation style shutters, double glazed casement doors opening to and overlooking the rear garden with double glazed windows to either side and fitted with privacy blinds, two radiators.

DINING ROOM

Double glazed window to front fitted with plantation style shutters, radiator.

CLOAKROOM

Low level WC, pedestal wash basin, obscure double glazed window to rear, radiator.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated washing machine and dishwasher, square edged worksurface inset with four burner gas hob with extractor hood above, stainless steel sink and drainer unit with mixer tap, coordinating wall cupboards (one housing the Ideal Logic gas boiler), Integrated Zanussi oven, integrated fridge and freezer, coordinating up stands, glazed splashback behind hob, double glazed casement doors opening to and overlooking the rear garden with double glazed windows to either side and fitted with privacy blinds, radiator.

Bedroom 1

Built in wardrobe cupboards, double glazed window to front fitted with privacy blind, radiator, door to:-

EN-SUITE SHOWER ROOM

Twin sized shower enclosure with thermostatically controlled shower, low level WC, pedestal wash basin, timber effect flooring, extractor fan, radiator.

BEDROOM 2

Built in wardrobe cupboards, access to further storage cupboard, double glazed window to front fitted with privacy blind, radiator.

BEDROOM 3

Double glazed window to rear fitted with privacy blinds, radiator.

BATHROOM

Panelled bath with mixer tap, low-level level WC, pedestal wash basin, obscure double glazed window to front, extractor fan, radiator, timber effect flooring.

OUTSIDE

FRONT GARDEN

The garden to the front is topped in stones for ease of maintenance with a central pathway leading to the front door.

REAR GARDEN

The garden to the rear is well enclosed by close boarded timber panelled fencing and is mainly laid to lawn. A paved pathway leads to the far end of the garden where a timber gate to the side gives access to the covered parking area.

EPC Rating B.

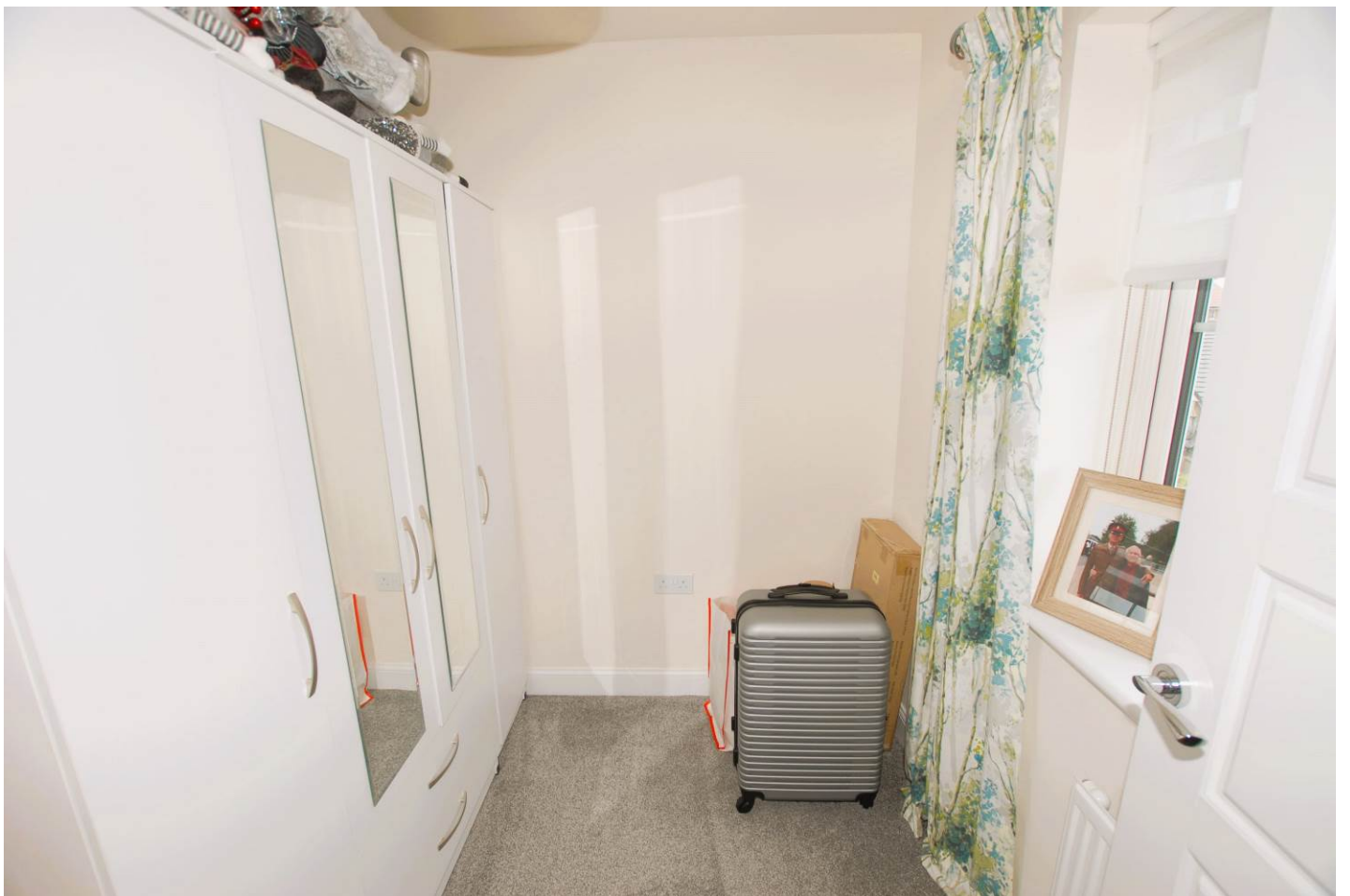
COUNCIL TAX

Band D approx. £2299.66 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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





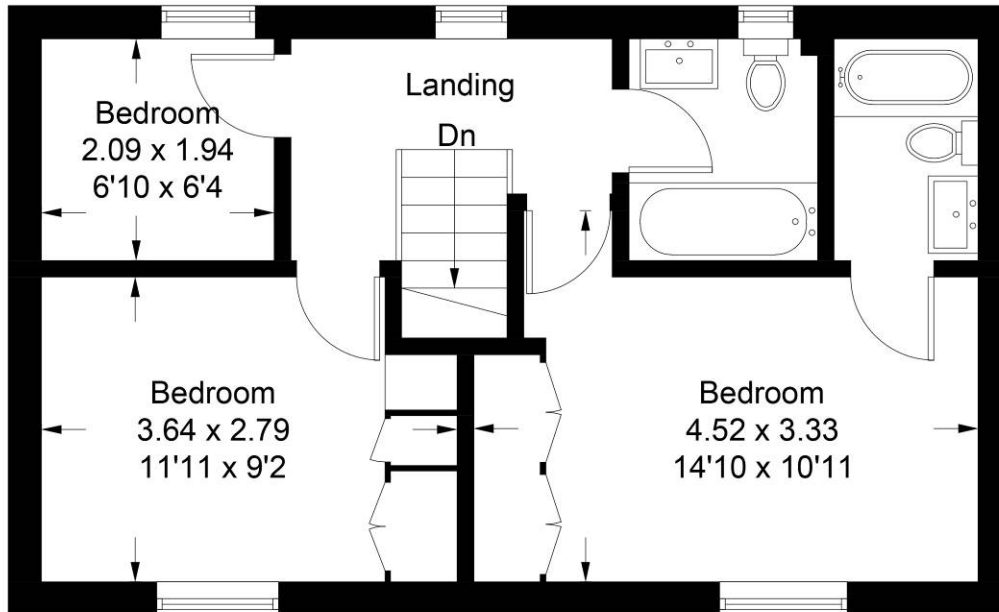


Lake Drive, Hythe, CT21

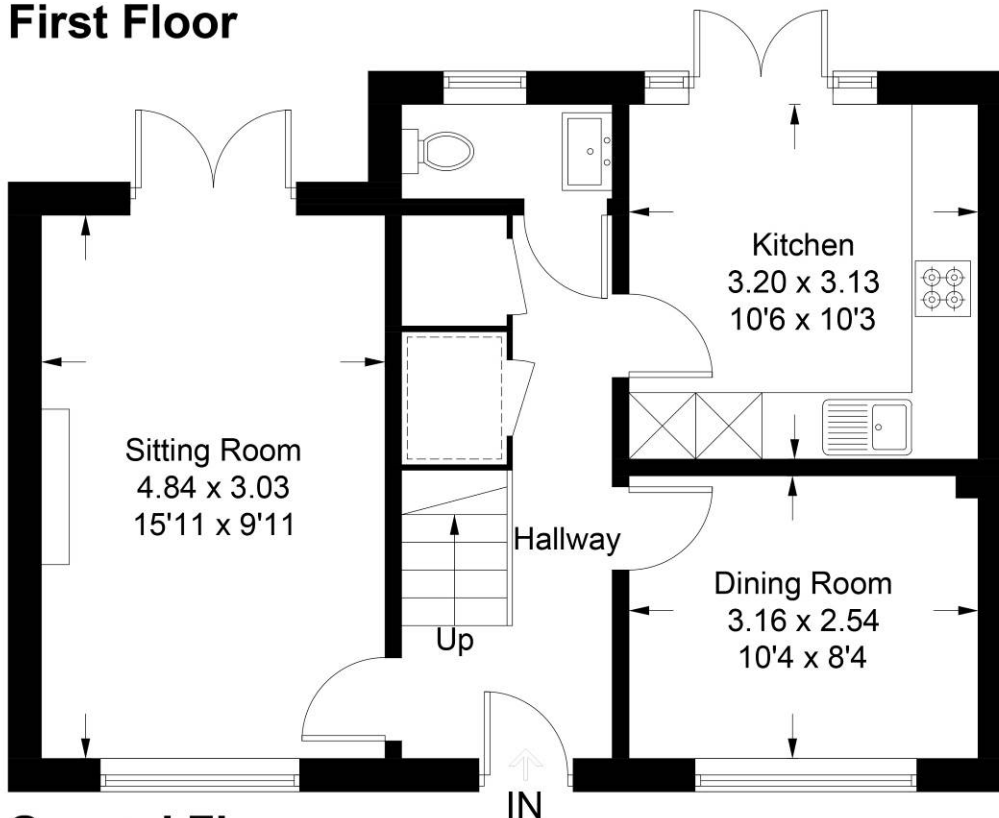
Approximate Gross Internal Area = 88.5 sq m / 953 sq ft



= Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1073647)