



49 High Street, Hythe, Kent CT21 5AD



1 DRAY CLOSE, MARTELLO LAKES, HYTHE

£399,995 Freehold

Situated on an exclusive development arranged around a tranquil fishing lake, approximately 2 miles to the west of Hythe, this beautifully appointed 3 bedroom detached house offers spacious accommodation designed to compliment a modern lifestyle with a high specification finish. Car port, 2 parking spaces. EPC B



1 Dray Close, Hythe CT21 4FW

Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility Room, Cloakroom, Three Bedrooms (One En-Suite), Bathroom, Carport, Two Parking Spaces, Gardens to Front and Rear

DESCRIPTION

A stunning detached home offering generous, beautifully balanced accommodation designed for contemporary living. Newly constructed by the highly regarded Linden Homes, the property has been finished to an exacting standard in a sleek, modern style, with energy efficiency at its core, and comes with the reassurance of a Ten Year Buildmark Warranty.

Extending to approximately 1,075 sq ft, the accommodation is particularly well-proportioned. A welcoming entrance hall leads to the impressive triple-aspect sitting room, bathed in natural light. The superb kitchen/dining room forms the true heart of the home – an ideal space for everyday living and entertaining alike – complete with integrated appliances and an adjoining utility room. A cloakroom completes the ground floor. Upstairs are three generously sized bedrooms, each with built-in wardrobes. The principal bedroom benefits from a stylish en-suite shower room, complemented by a similarly well-appointed family bathroom.

The property enjoys both front and rear gardens, with the rear garden providing a delightful setting for alfresco dining and relaxation. From here, there is access to the carport, which includes an EV charging point, as well as two allocated parking spaces.

SITUATION

Martello Lakes is a highly regarded development located approximately two miles west of Hythe, set around a picturesque fishing lake and designed to offer both tranquillity and excellent accessibility. Nearby Hythe provides a vibrant High Street with an eclectic mix of boutique shops, restaurants, cafés and public houses, as well as three major supermarkets: Waitrose, Sainsbury's and Aldi.

The area offers a wide range of sports and leisure amenities, including tennis, bowls, cricket, water sports and squash clubs, together with the Hotel Imperial Leisure Complex and two golf courses. Scenic countryside walks are close at hand, whether along the Royal Military Canal or Hythe's unspoilt seafront, known for its Victorian promenade and long stretches of natural shingle beach.

Education in the area is strong, with excellent primary schools including Palmarsh Primary School (approximately 1 mile away). Additional schooling options are available in the wider area, including highly regarded boys' and girls' grammar schools in Folkestone, around 7 miles away.

Transport links are excellent. Regular bus services run along the A259, while the M20 (Junction 11) is approximately 4 miles distant. The Eurotunnel Terminal is around 8 miles away, and Sandling's mainline railway station (approximately 3.5 miles) offers convenient access to London and beyond. High-speed services to London St Pancras are available from Ashford International Station, with a journey time of approximately 37 minutes.



The accommodation comprises:

ENTRANCE HALL

Entered via a composite timber effect, panelled and double-glazed door, timber effect flooring, staircase to first floor, doors to:

SITTING ROOM

Pair of double glazed windows to side, double glazed window to front, radiator.

KITCHEN/DINING ROOM

Range of base, cupboard and drawer units in a smart contemporary finish incorporating integrated Bosch dishwasher, square edged marble effect work tops, inset with four burner Bosch gas hob with stainless steel splashback and extractor hood above and stainless steel sink and drainer with mixer tap, range of coordinating wall cupboards one of which houses the Ideal Logic combination boiler, double glazed window to side, timber effect flooring throughout, double glazed casement doors opening to and overlooking the garden, double glazed window to front, radiator, door to:

UTILITY ROOM

Range of base cupboards incorporating integrated Bosch washing machine and space for freestanding tumble dryer, square edged marble effect worktop inset with stainless steel sink and drainer with mixer tap, timber effect flooring, double glazed door to side, radiator.

CLOAKROOM

Close coupled to W.C., pedestal washbasin with tiled splashback, radiator.

FIRST FLOOR LANDING

Radiator, doors to:

BEDROOM

Built in wardrobe cupboards concealed by sliding mirrored doors, double glazed window to front, radiator, door to:

EN-SUITE SHOWER ROOM

Twin sized walk-in tiled shower enclosure fitted with thermostatically controlled shower, close coupled W.C., pedestal wash basin with mixer tap, walls tiled to half height, timber effect

flooring, obscured double glazed window to front, radiator.

BEDROOM

Bulkhead storage cupboard, range of built-in wardrobe cupboards concealed by sliding part mirrored doors, double glazed window to front, radiator.

BEDROOM

Built-in wardrobe cupboards concealed by sliding doors, double glazed window to rear, radiator.

BATHROOM

Panelled bath fitted with mixer tap with handheld shower, close coupled W.C., pedestal wash basin with mixer tap, timber effect flooring, walls tiled to half height, obscured double glazed window to side, radiator.

OUTSIDE

FRONT GARDEN

The property is approached via a paved pathway with beds topped in granite chippings planted with various evergreen shrubs and with bollard lighting. Side access can be gained to the:

REAR GARDEN

Well enclosed by closed boarded timber panelled fencing and laid extensively to lawn edged by borders planted with a variety of shrubs and other plants with a generous paved terrace spanning the width of the house.

CAR PORT

With EV Charging Point

PARKING

Two parking spaces.

EPC Rating Band B

COUNCIL TAX

Band D or E TBC. Folkestone & Hythe District Council.

VIEWING

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



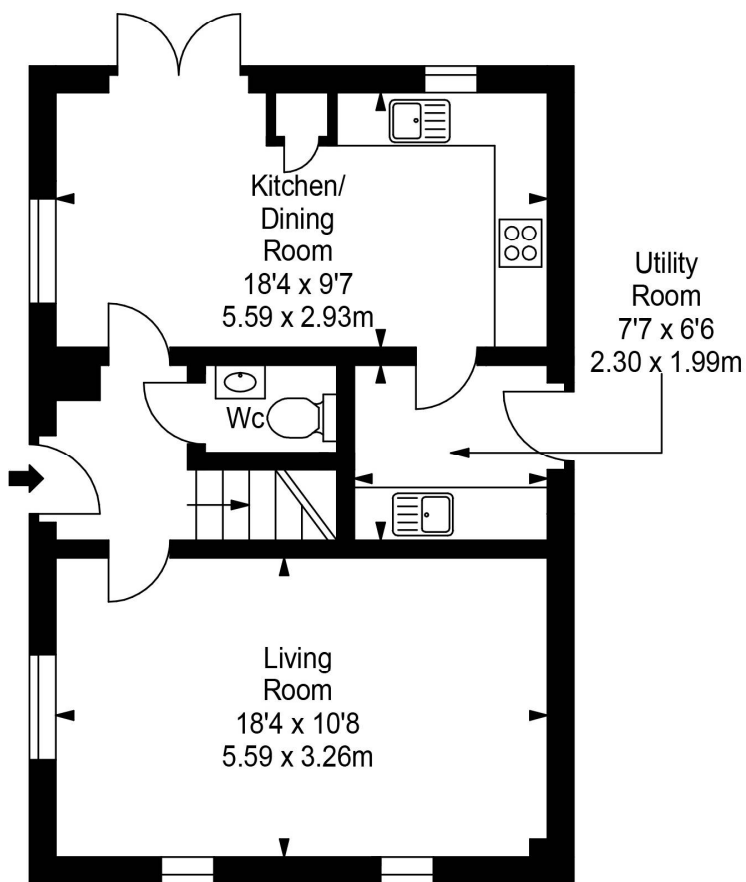




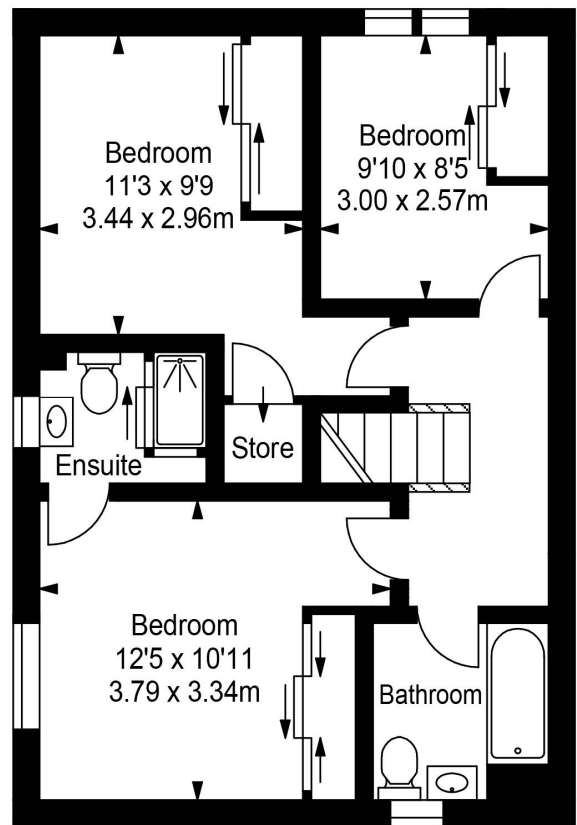
Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.

The Becket, Martello Lakes, Hythe

Approximate Gross Internal Area :-
Ground Floor :- 49.42 sq m / 532 sq ft
First Floor :- 50.44 sq m / 543 sq ft
Total :- 99.87 sq m / 1075 sq ft



Ground Floor



First Floor

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