



5 Fern Close, Hawkinge,  
Folkestone, CT18 7ED  
£295,000

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# 5 Fern Close

Hawkinge, Folkestone

A lovely two bedroom semi-detached bungalow with south facing rear garden and detached garage situated in a quiet cul-de-sac.

## Situation

Fern Close is a quiet cul-de-sac both of bungalows and chalet bungalows on the outskirts of the bustling and 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 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 delightful semi-detached bungalow is situated in a quiet cul-de-sac namely Fern Close with similar properties surrounding. On entering the property there is an entrance hall, modern fitted galley kitchen, large spacious sitting/dining room overlooking the front, two bedrooms and shower room with walk-in shower. The property has recently been updated to include re-plastering throughout together with economical electric heating.

## Outside

The fully enclosed south facing rear garden has a spacious paved patio with varied shrubs, tree and plant borders. Private access into the rear of the detached garage where there is power and light. To the front of the property there is an area of neat lawn with established border planting and a pathway leading to the front door. Gated driveway parking in front of the garage.

## Services

All main services are understood to be connected to the property. Electric heating. Security system.

## Local Authority

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

## Tenure

Freehold

## Current Council Tax Band: C

## EPC Rating: D

## 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.





To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 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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## Entrance Hall

## Sitting Room

17' 11" x 13' 9" (5.46m x 4.19m)

## Kitchen

10' 10" x 7' 6" (3.30m x 3.272.28m)

## Bedroom One

12' 9" x 10' 9" (3.88m x 3.27m)

## Bedroom Two

9' 8" x 9' 2" (2.94m x 2.79m)

## Shower Room

6' 10" x 6' 8" (2.08m x 2.03m)

## Garage

16' 7" x 8' 0" (5.05m x 2.44m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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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