



32 Ethelburga Drive, Lyminge,
Folkestone, CT18 8JJ
£349,995

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32 Ethelburga Drive, Lyminge, Folkestone

A deceptively spacious well-presented semi-detached bungalow beautifully updated and improved tucked away in a quiet cul-de-sac within the village of Lyminge.

Situation

The property is well located within this popular village, which boasts a good range of amenities, including newsagents, general stores, post office, tea rooms, public house/restaurant, primary school, church, two doctors' surgeries, pharmacy, takeaway and active village hall. There is also a public library, bowls club and sports field. The surrounding countryside forms part of the Kent Downs Area of Outstanding Natural Beauty over which there is a wealth of walks, rides, and cycle routes. A regular bus service runs through the center of the village, giving access, to the north, to the cathedral city of Canterbury and, to the south, the Channel Tunnel town of Folkestone and the Ancient Cinque Port Town of Hythe on the coast. Each of these offers a wide range of shopping, recreational and educational facilities, together with high-speed main line train services to London with the travel time having been reduced to some 60 minutes to St Pancras. A little further afield via the M20 motorway is the expanding business center of Ashford from where the capital may be accessed in some 37 minutes. The Port of Dover, along with the Euro Tunnel gives direct and easy access deep into Europe.

The Property

This super semi-detached bungalow has been updated and improved throughout by the current owners. It is well-positioned overlooking a neat green to the front while the close itself is positioned in a quiet cul-de-sac. The wide entrance hall has several deep useful storage cupboards with a door leading to a front double bedroom that overlooks the delightful green. A separate opening from the hall then leads into an extensively fitted modern kitchen with integral Neff dishwasher, fan assisted oven, induction hob, fridge/freezer, and a dining area that can house a large dining suite ideal for

family gatherings. The cosy sitting room opens to a rear conservatory that offers views over the garden, while an inner hallway gives access to a further double bedroom and a stylishly designed family bathroom with double ended bath and free-standing shower over.

Outside

The rear gardens have much potential, being a good size with a sun terrace and steps up to lawn with well stocked beds, shrubs, and trees. Around the side of the properties and accessed by a concrete path is a useful garage en bloc with up and over door. At the front is a small low maintenance paved area.

Services

All main services are understood to be connected to the property.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: C

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 840422**

Ground Floor
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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

Kitchen/Dining Room

19' 10" x 11' 1" (6.04m x 3.38m)

Sitting Room

14' 2" x 8' 9" (4.31m x 2.66m)

Bedroom One

10' 5" x 9' 0" (3.17m x 2.74m)

Bedroom Two

12' 2" x 7' 7" (3.71m x 2.31m)

Bathroom

7' 3" x 5' 3" (2.21m x 1.60m)

Conservatory

18' 1" x 7' 10" (5.51m x 2.39m)

Garage

16' 2" x 8' 3" (4.92m x 2.51m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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