



20 Ethelburga Drive, Lyminge

Offers in Region of £340,000

20 Ethelburga Drive

Lyminge, Folkestone

This charming 2-bedroom semi-detached bungalow, nestled in the sought-after and tranquil locality, offers the perfect blend of comfort and convenience. The property presents a warm and inviting ambience, welcoming you with a spacious living environment bathed in natural light. Boasting generous proportions throughout, the bungalow features two well-appointed bedrooms, ideal for relaxation and retreat. The newly fitted shower room exudes modern elegance, enhancing the overall appeal of the abode. With a block-paved driveway leading to a detached garage, practicality intertwines seamlessly with style. Conveniently situated in a popular quiet location, this property invites you to embrace a lifestyle of serenity and simplicity. Offered with a short forward chain, seize this opportunity to make this delightful abode your own. EPC Rating "C".

- Offers in Region of £340,000
- Semi Detached Bungalow
- Two Bedrooms
- Popular Quiet Location
- Block Paved Driveway & Detached Garage
- Newly Fitted Shower Room
- Short Forward Chain
- EPC Rating "C"



Step outside and be greeted by a picturesque communal lawn area at the front of the property, offering a serene setting to enjoy the outdoors. A pathway leads you gracefully to the entrance, setting the tone for the harmonious blend of beauty and function that defines this residence. The patio area beckons for al fresco dining or relaxation, while a small area laid to lawn adds a touch of greenery. Meander through the pathway leading to the detached garage, which boasts a personnel door to the garden, ensuring convenience at every turn. With a power supply and a manual garage door, the garage offers practical storage solutions. Parking is a breeze with a designated space in front of the garage at the rear of the property, supplemented by extra parking available on the road. Embrace the tranquillity of this outdoor oasis, where every detail has been thoughtfully designed to enhance your living experience.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Entrance Hall

UPVC glazed front door, engineered oak flooring, coving, cupboard housing Worcester boiler. Doors to:

Kitchen / Diner

18' 3" x 10' 6" (5.57m x 3.20m)

UPVC double glazed patio door to garden, UPVC double glazed window to garden, porthole double glazed window to front, slate effect floor tiles, radiator. Kitchen comprises matching wall and base units, pantry cupboard, space for freestanding cooker, extractor hood, space for freestanding fridge/freezer, part tiled walls, storage cupboard with plumbing for washing machine, heated towel rail.

Lounge

17' 3" x 12' 2" (5.26m x 3.71m)

UPVC double glazed picture window to front, engineered oak flooring, coving, feature gas fire with surround, radiator. Door to:



Bedroom

13' 5" x 8' 11" (4.09m x 2.72m)

UPVC double glazed window to rear, carpeted floor coverings, coving, radiator.

Bedroom

10' 6" x 9' 0" (3.19m x 2.75m)

UPVC double glazed window to rear, carpeted floor coverings, coving, radiator.

Shower Room

6' 11" x 5' 3" (2.11m x 1.61m)

UPVC double glazed frosted window to side, large walk in shower with thermostatic electric power shower, WC, vanity sink unit with mirror above, waterproof marble effect panel boarding, slate effect floor tiles, heated towel rail, extractor fan.

Bedroom

13' 5" x 8' 11" (4.09m x 2.72m)

UPVC double glazed window to rear, carpeted floor coverings, coving, radiator.

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Communal Garden

Communal lawn area to the front of the property, pathway to the property.

Rear Garden

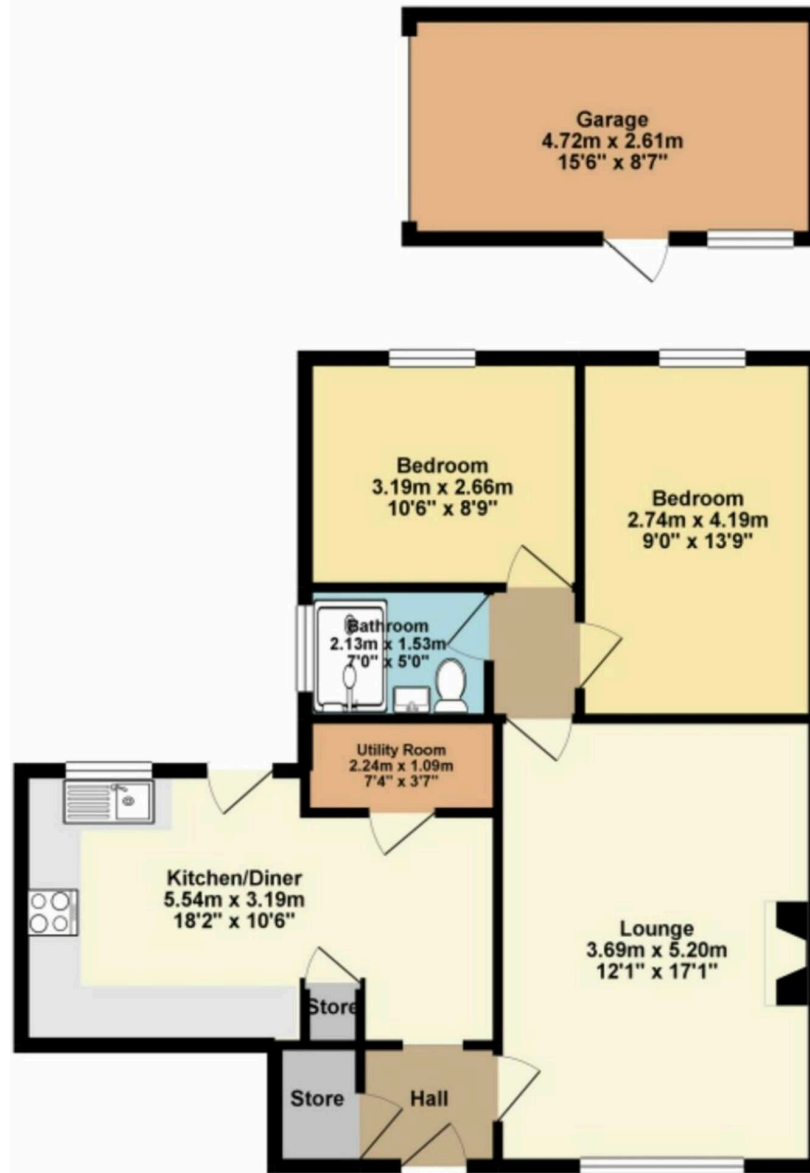
Patio area, small area laid to lawn, pathway leading to the garage. Side and rear gate also.







GROUND FLOOR 79.09 sq. m.
(851.29 sq. ft.)



TOTAL FLOOR AREA : 79.09 sq. m. (851.29 sq. ft.) 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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

Andrew & Co Estate Agents - Cheriton/Folkestone

01303 279955

cheriton@andrewandco.co.uk

