



65 Pannell Drive, Hawkinge

Guide Price **£375,000**

Skippers

65 Pannell Drive

Hawkinge, Folkestone

Nestled in the heart of a bustling neighbourhood, this 4 Bedroom Semi Detached House is a hidden gem waiting to be polished. With a Guide Price £375,000 - £400,000, this space offers a perfect canvas for a new owner's personal touch. Featuring four bedrooms, including a family bathroom and two en-suites, this home promises comfort and space for all. Convenient off-road parking and a garage provide ample space for vehicles and storage—making day-to-day living a breeze. This chain-free sale opportunity is not to be missed for those seeking a property brimming with potential. EPC Rating "C" adds another feather in its cap, ensuring both style and energy efficiency.

Step outside and be greeted by a generous outdoor oasis perfectly complementing the interiors. The rear garden, mainly laid to lawn, offers a tranquil retreat with a patio area at the bottom—ideal for al fresco dining and entertaining. With spaces on the driveway and a garage that includes a subdivided storage area, there's no shortage of space. Don't miss the chance to make this property your own—this is your ticket to a dreamy semi-detached sanctuary that is ready to transform from house to home.

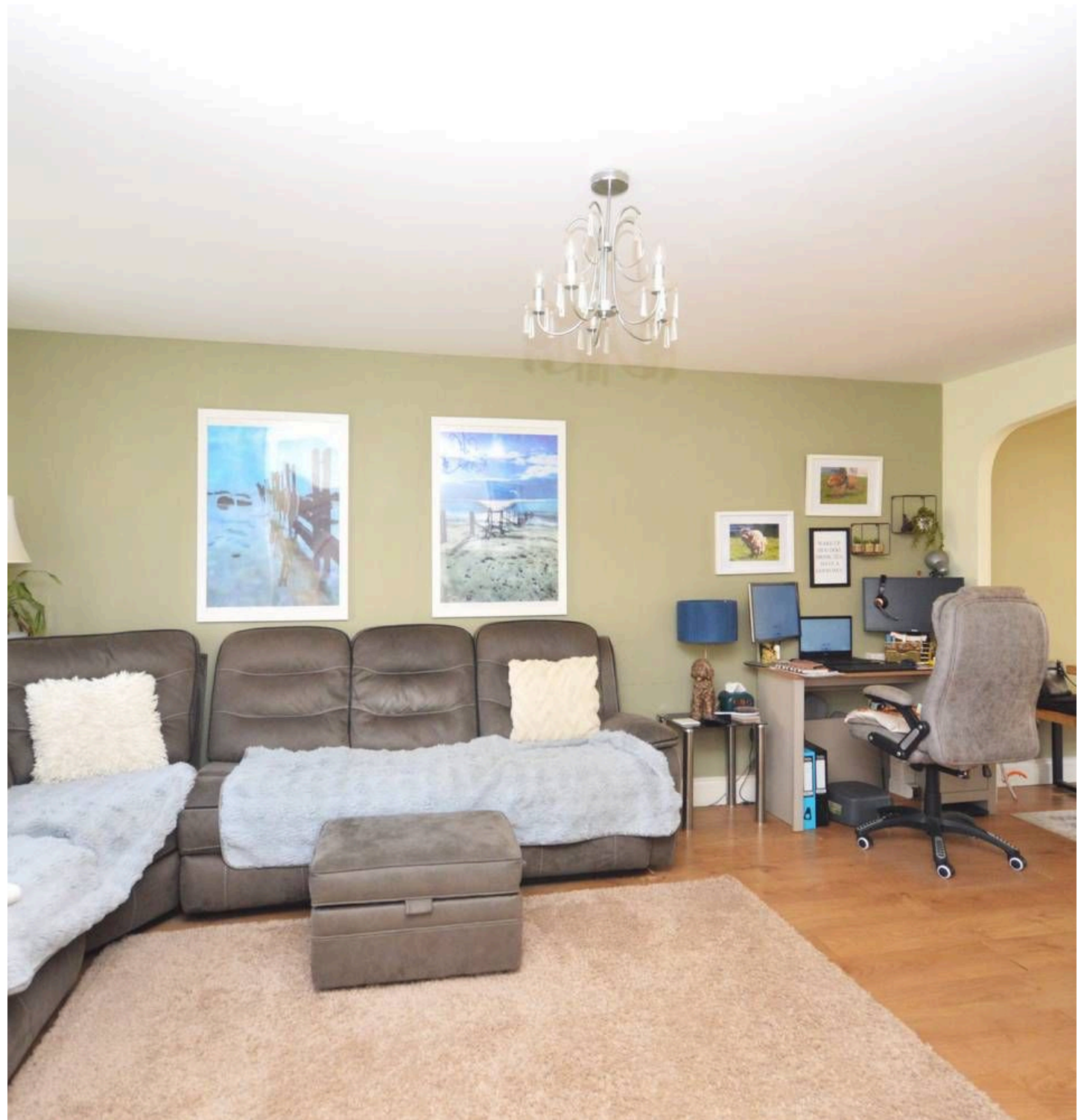
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Guide Price £375,000 - £400,000
- Semi Detached Property



Entrance Hall

17' 11" x 3' 2" (5.47m x 0.97m)

Composite glazed front door, laminate wood flooring, stairs to first floor landing and a radiator. Doors To :-

Lounge

16' 4" x 12' 7" (4.98m x 3.84m)

UPVC double glazed window to the front of the property, laminate wood flooring, cupboard under the stairs and a radiator. Opening To :-

Dining Room

8' 1" x 8' 4" (2.46m x 2.55m)

UPVC double glazed doors out to the conservatory, continuation of laminate flooring and a radiator. Open Plan To :-

Kitchen

12' 2" x 6' 11" (3.70m x 2.12m)

UPVC double glazed window looking out to the garden, laminate wood flooring, matching wall and base units, oven with gas hob and extractor fan, space for a freestanding and a freestanding washing machine and part tiled splash backs.

Conservatory

11' 5" x 14' 7" (3.48m x 4.45m)

Part brick built, UPVC double glazed windows and Perspex roof, laminate wood flooring and a radiator. conservatory backs onto the garage and is in need of quite a lot of TLC, potential damp as roof needs attention.

First Floor Landing

12' 3" x 6' 8" (3.73m x 2.02m)

Landing has stairs to second floor landing, carpeted floor coverings and a radiator. Doors To :-

Bedroom

12' 11" x 10' 10" (3.94m x 3.29m)

UPVC double glazed window overlooking the rear garden, carpeted floor coverings, built in wardrobe and a radiator. Door To :-

En-Suite

8' 10" x 4' 7" (2.70m x 1.40m)



REAR GARDEN

Rear garden is mainly laid to lawn with patio area at the bottom of the garden, small area laid to lawn at the side of the conservatory.

DRIVEWAY

2 Parking Spaces

Spaces to the side of the property on the driveway.

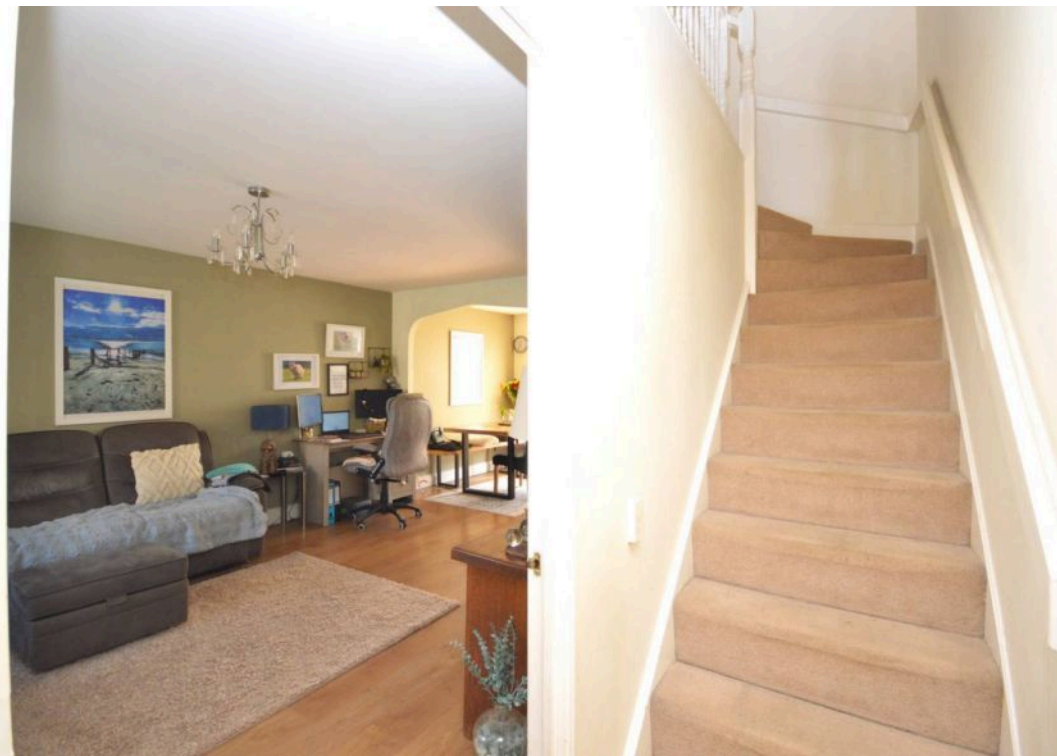
GARAGE

Single Garage

Garage has sub division wall currently being used for storage.

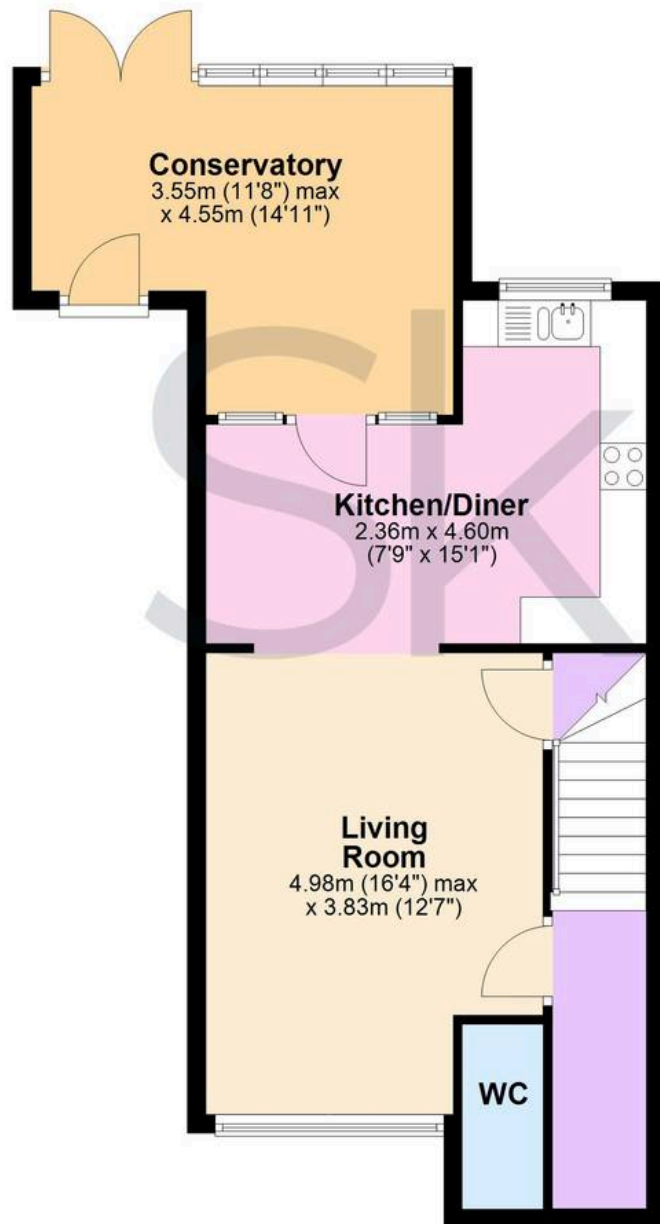






Ground Floor

Approx. 54.2 sq. metres (583.6 sq. feet)



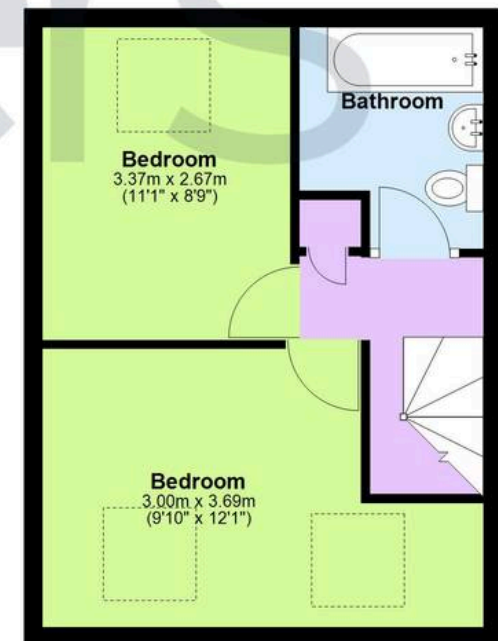
First Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



Second Floor

Approx. 31.1 sq. metres (334.7 sq. feet)



Total area: approx. 123.7 sq. metres (1331.7 sq. feet)



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