



**DOVE CLOSE  
HYTHE**

**Guide Price: £350,000 Freehold**



**WHITNEY HOMES**  
COASTAL, TOWN & COUNTRY

### 3 Dove Close Hythe CT21 6RB

#### Description

3 Dove Close is a good size three-bedroom semi-detached family home, built we believe in 1968 and extended in 1976. The property has an attractive tile hung façade and doubled glazed windows under tiled roof.

#### Features

- **Entrance porch**, entry door, storage cupboard.
- **Sitting Room**, double aspect with full height picture window with patio door, open stairs to first floor, cupboard housing boiler, attractive flooring.
- **Dining Room**, feature cast iron fireplace, storage/utility cupboards.
- **Kitchen**, range of base and wall mounted cabinets, stainless steel sink, and freestanding butcher's block, and gas oven and hob.
- **Landing**, loft access.
- **Bedroom 1**, range of hanging and shelving space, double glazed window to the front.
- **Bedroom 2**, double glazed window to the side, cupboard with concealed steps leading to the boarded loft area.
- **Bedroom 3**, double glazed window to the rear, recess with shelving and storage.
- **Bathroom**, white bathroom suite with shower above attractive tiling.
- **Garage. Gardens.**

#### Outside

To the front of the property is lawned, with a drive providing parking for 2 cars and access to the front entrance and garage. The rear enclosed gardens are lawned with a decking area perfect for alfresco dining, ornamental pond, personal door leads into the garage and side gate gives access to the front, all enclosed with fenced boundaries.



### Situation

Dove Close is situated in a cul-de-sac position on the popular and sought-after Bird estate located a little over a mile west of the Cinque port Town of Hythe, which offers a quaint high street with individual shopping, a good selection of restaurants/public houses, wine bars, coffee shops, along with three supermarkets to include Sainsburys, Aldi and Waitrose.

Recreation facilities include a good selection of golf courses, Hythe Imperial Leisure Golf & Spa Hotel, bowls squash, cricket, tennis, football, swimming pool, and fishing sailing and water sports can be found along the coast.

The property is also ideally placed to take advantage of the Royal Military Canal, which enjoys beautiful walks and cycling and leads to the microbrewery "Unit One" which is to the west and Hythe itself to the East. Other attractions in and around the area are Port Lympne Wildlife Park, Romney, Hythe & Dymchurch miniature light railway, which takes you from Hythe through to Dungeness.

There a good choice of schools both in the primary and secondary sector along with boys and girl's grammar schools in Folkestone.

Transports links are excellent. There are also a regular bus services operating into neighbouring villages and towns. M20 motorway links into the M25 and other motorway networks. Railway stations can be found at Westenhanger and Saltwood, with the high-speed train service operating from Folkestone Central and Folkestone West into London St Pancras in less than an hour. Eurotunnel and the port of Dover provide services to the continent.

### Property Information

**Services**, mains water, electricity, gas and drainage, warm air gas central heating.

Council, Folkestone Hythe District Council

**Council Tax** Band C

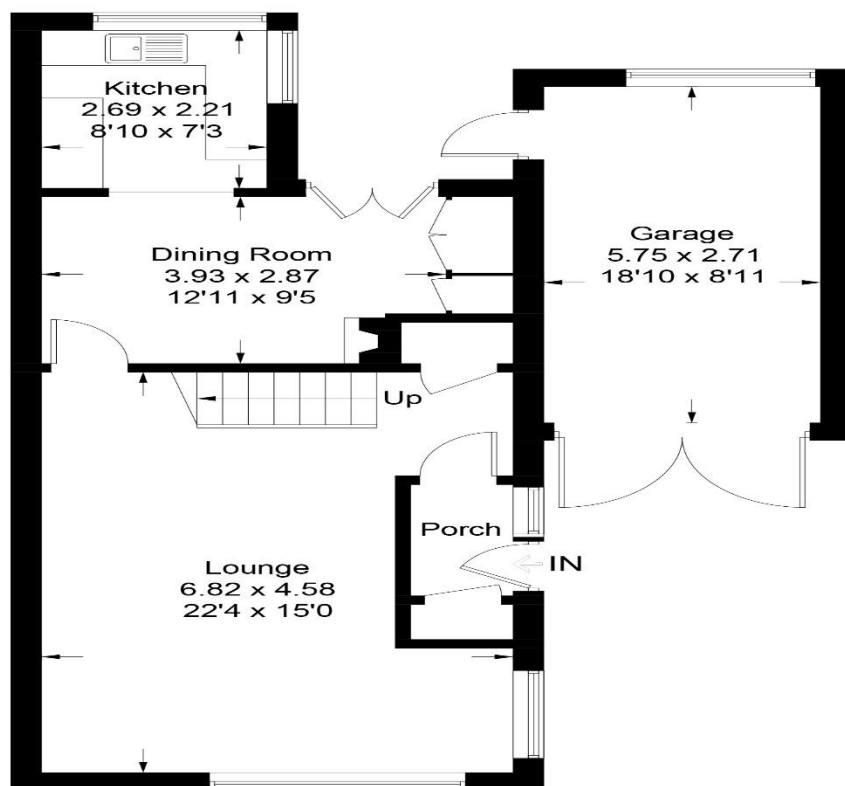
**Viewings:** Strictly through Whitney Homes.

**T:** 01303 262853

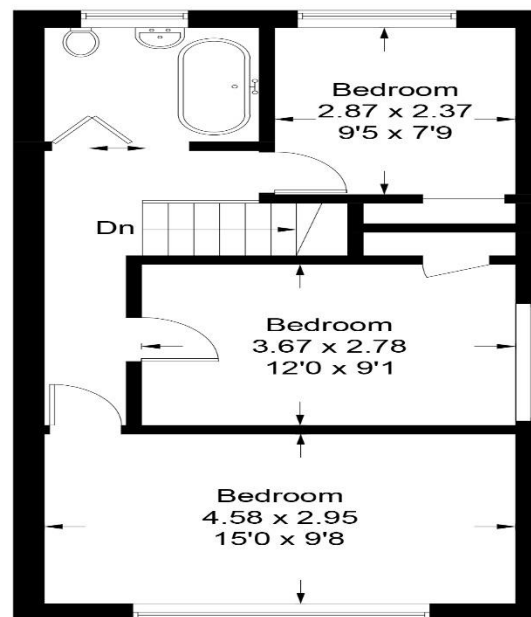


## Dove Close, Hythe, CT21

Approximate Gross Internal Area = 97.2 sq m / 1046 sq ft  
 Garage = 16.0 sq m / 172 sq ft  
 Total = 113.2 sq m / 1218 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID902945)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

### Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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