



## Copperfields

Lydd Romney Marsh TN29 9UU

- Detached Bungalow Residence
  - Generous Accommodation
- Bathroom & En Suite Shower Room
  - Separate Dining Room
- Garage & Off Road Parking
- Well Presented
- Three Bedrooms
- Spacious Living Room
- Well Tended Gardens
- No Onward Chain

**Asking Price £325,000 Freehold**





Mapps Estates are delighted to bring to the market this well presented three bedroom detached bungalow residence located on a popular development within walking distance of the high street and local amenities. The property is set on a good-sized plot with well-tended gardens as well as a garage and off-road parking for two cars. The generous accommodation comprises a spacious living room opening to the garden, a separate dining room, a fitted kitchen opening to a rear conservatory, three bedrooms, one with a modern en suite shower room, and a family bathroom. The property benefits from a gas-fired central heating system with a recently upgraded boiler and is being sold with no onward chain. An early viewing comes highly recommended.

Located in the semi-rural town of Lydd on the Romney Marsh, with a selection of local shops and a primary school. There is plenty to do in the local area, with Dungeness Natural Nature Reserve, the Romney, Hythe & Dymchurch light railway, and golf courses all only a short drive away. The nearby town of New Romney offers a selection of independent shops and restaurants together with a Sainsbury's store, doctors, dentists and both Primary and Secondary schooling. The medieval coastal town of Rye and the popular beaches of Camber Sands are also within half an hour's drive as is the market town of Ashford. High speed rail services to London are available from Ashford International railway station approximately twenty-five minutes away by car, providing fast services to London St Pancras in only thirty-eight minutes. Ashford also provides access to junctions 9 and 10 of the M20 motorway, giving easy access to Maidstone, London and the Port of Dover, while the Channel Tunnel terminal at junction 11A offers direct rail links to mainland Europe.

#### **Recessed Front Entrance Porch**

With quarry tiled flooring, outdoor wall light, wooden entrance door with frosted glazed panels, opening to reception hall.

#### **Reception Hall 7'2 x 4'11**

With glazed panel door to inner hallway, door to bedroom, coved ceiling, radiator.

#### **Bedroom 15'1 x 7'11**

With front aspect leaded double glazed window, fitted floor to ceiling triple wardrobe with sliding doors, coved ceiling, radiator, door to garage, loft hatch (please note, a Worcester Bosch 'Greenstar' gas-fired combination boiler has been recently installed in the loft space), door to en suite shower room.

#### **En Suite Shower Room 8' x 3'4**

With rear aspect window, modern suite comprising pedestal wash hand basin, WC, shower cubicle with Grohe shower and bi-fold shower screen, fully tiled walls and floor, extractor fan, radiator.

#### **Hallway 23'9 x 3'5**

With built-in airing cupboard with fitted shelving and radiator, loft hatch, two wall lights, radiator.

### **Kitchen 11'8 x 9'6**

With rear aspect window looking onto garden with secondary glazing, roll top work surfaces with tiled splashbacks, matching range of cream store cupboards, drawers and leaded glass-fronted display cabinet, stainless steel one and a half bowl sink/drainers with mixer tap over, four ring Neff gas hob with Neff extractor over, electric oven, space and plumbing for dishwasher, recessed downlighters, coved ceiling, tiled floor, radiator, frosted glazed panel door to conservatory.

### **Conservatory 12' x 6'2**

With UPVC double glazed windows and French doors to rear garden and patio, fitted roof blinds, tiled floor.

### **Living Room 16'7 x 11'9**

With rear aspect window looking onto garden with secondary glazing, side aspect double glazed window and sliding patio door to garden, coved ceiling, radiator, glazed panel double doors through to dining room.

### **Dining Room 12'11 (max) x 12'3**

With side aspect leaded windows to bay looking onto garden with secondary glazing, glazed panel door to hallway, coved ceiling, radiator.

### **Bedroom 11'4 x 8'5**

With front aspect leaded window with secondary glazing, fitted floor to ceiling wardrobes to one wall with mirrored sliding doors, coved ceiling, radiator.

### **Bedroom/Study 10'7 x 8'5**

With front aspect leaded window with secondary glazing,

glazed panel double doors to hallway, coved ceiling, radiator.

### **Family Bathroom 9'7 x 5'9**

With frosted window and secondary glazing, panelled bath with mixer tap and shower attachment over, separate shower cubicle, pedestal wash hand basin, WC, fully tiled walls, extractor fan, radiator.

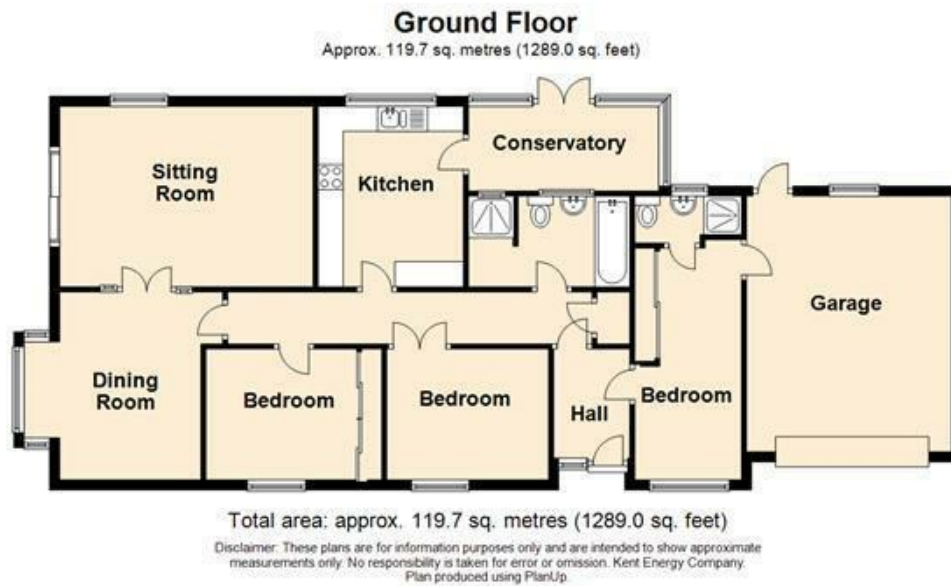
### **Garage 16'8 x 13'5**

Timber frame construction set onto concrete base, with up and over garage door, front and rear personal doors, rear window, fitted shelving, plumbing for washing machine, power and light.

### **Outside:**

The property is set on a good-sized plot with gardens to the front, rear and side. The front garden is laid to lawn with mature shrub borders and rose beds; to the side there is a driveway providing parking space for up to two cars and access to the garage. To the rear of the property is a paved patio area, with a garden shed and bin store area behind the garage. There are paved pathways, an outside tap, mature shrub borders and flower beds, while the garden to the side has been laid to lawn.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.