



Venture Close

Dymchurch Romney Marsh TN29 0LP

- Large Detached Bungalow
- Private Cul-De-Sac Location
- Living Room With Log Burner
- Bathroom & Two Separate Cloakrooms
 - Front & Rear Gardens
- Three Double Bedrooms
- Close To Village & Seafront
- Kitchen, Dining Room & Utility Room
- Two Garages & Large Gated Driveway
 - No Onward Chain

Offers In Excess Of £450,000 Freehold





Mapps Estates are delighted to bring to the market this large, well-presented three bedroom detached bungalow residence located in a private cul-de-sac on the outskirts of Dymchurch village and within walking distance of the seafront. The accommodation is generous in size, comprising a welcoming reception hall, a spacious living room with a cast iron log burner, a dining room opening to a large kitchen with separate utility room, a separate hallway accessing three double bedrooms and a family bathroom with bath and separate shower cubicle, and two further cloakrooms. The property is set in well-tended front and rear gardens, has two garages and a gated driveway providing off-road parking for multiple vehicles with space for a motorhome or caravan if required. Being sold with no onward chain, an early viewing comes highly recommended.

Located in a private cul-de-sac to the eastern side of Dymchurch and within walking distance of Dymchurch's sandy beaches. The sea wall offers a pleasant walk into the village centre which has a small selection of local shops together with a Tesco mini-store, primary schooling, a doctors' surgery and village hall. Secondary schools are available in both New Romney and nearby Saltwood and both boys' and girls' grammar schools being available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. High Speed Rail Services to London, St Pancras are available from Folkestone West (approximately 50 minutes' travelling time) and Ashford International (approximately 40 minutes' travelling time) stations.

Front Entrance

The front entrance is approached via a low walled paved patio area; a composite entrance door with an inset double glazed arch and frosted windows to both sides opens to the reception hall.

Reception Hall 11'11 x 10'1

A spacious and inviting space with wood effect laminate flooring, fitted doormat, two wall light points, frosted glazed panel doors to the living room, kitchen and inner hallway to the bedrooms, coved ceiling, radiator.

Living Room 19'10 x 14'

With front and side aspect UPVC double glazed windows looking onto garden and driveway, feature stone tiled fireplace incorporating a matching television stand with inset cast iron log burner, two wall light points, coved ceiling, radiator, archway through to dining room.

Dining Room 11'5 x 9'10

With front aspect UPVC double glazed window looking onto garden, coved ceiling, radiator, sliding door to kitchen.

Kitchen 12' x 11'10

With rear aspect UPVC double glazed window looking onto garden, comprehensive range of matching wood effect store cupboards, wall-mounted cabinets and drawers, roll top work surfaces with tiled splashbacks and concealed lighting over, inset one and a half bowl ceramic sink/drainers with mixer tap over, fitted Rangemaster range cooker with six gas burners and electric ovens, cupboard housing wall-mounted British Gas gas-fired boiler, integrated dishwasher, recessed downlighters, coved ceiling, tile effect laminate flooring, doors to reception hall and utility room.

Utility Room 8'6 x 6'9

With rear aspect UPVC double glazed window and door to rear lobby, recessed space for fridge/freezer with store cupboard over, fitted worktop with tiled splashback and inset circular stainless steel sink with mixer tap over, fitted wood effect store cupboard, space and plumbing for washing machine and tumble dryer, coved ceiling, tile effect laminate flooring, door to cloakroom.

Cloakroom

With frosted window, WC, tile effect laminate flooring.



Rear Lobby 6'2 x 2'9

With rear aspect UPVC double glazed window and back door to garden, tiled floor, part-tiled walls, internal door to garage.

Garage 18'5 x 9'4

With up and over door, frosted double glazed window, up and over garage door, fitted shelving, power and light.

Inner Hallway

With doors to all three bedrooms, bathroom and cloakroom, wood effect laminate flooring, side aspect UPVC double glazed window looking onto rear garden, loft hatch, coved ceiling, radiator.

Bedroom 13'11 x 13'4

With front aspect UPVC double glazed window looking onto garden and driveway, coved ceiling, radiator.

Bedroom 12'7 x 9'11

With side aspect UPVC double glazed window, coved ceiling, radiator.

Bedroom 13'3 x 11'9

With rear aspect UPVC double glazed window looking onto garden, two fitted wardrobes with store cupboards over, coved ceiling, radiator.

Bathroom 8'9 x 8'6

With UPVC frosted double glazed window, panelled bath with mixer tap over, separate shower cubicle with Aqualisa shower, wash hand basin with mixer tap over and wood effect store cabinets and drawers under, shaver point, WC, chrome effect heated towel rail, built-in airing cupboard housing hot water cylinder with fitted shelving, recessed downlighters, fully tiled walls, wood effect laminate flooring.

Cloakroom

With frosted double glazed window, WC, coved ceiling, wood effect laminate flooring.



Outside:

The front garden is laid mostly to lawn with bespoke fencing to the front and one side, and mature hedging to the other. A wooden gate opens to the spacious driveway which offers off-road parking for multiple vehicles and could comfortably accommodate a motorhome or caravan if required, and also accesses the two garages attached to either side of the bungalow; a paved patio area has been laid by the front entrance.

There is access on both sides of the property to the rear garden which has again been laid to lawn, with rose bushes and mature planting to the rear perimeter. There is an outdoor tap below the kitchen window, and a pathway running along the rear of the bungalow accessing a log store and a rear personal door to one of the garages.

Garage 16'9 x 8'11

With up and over garage door, UPVC frosted window and door to rear, gas and electric meters, consumer unit, power and light.





Local Authority Folkestone & Hythe District Council
 Council Tax Band E
 EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.