



## Tudor Avenue

Dymchurch Romney Marsh TN29 0LT

- Link-Detached Family Home
- Living Room With Log Burner
  - Large Kitchen/Diner
- Three Bedrooms & Family Bathroom To First Floor
  - Close To Village & Beach
- Three Bedrooms
- Former Dining Room/Potential Fourth Bedroom
  - Study, Shower Room and Utility
- Gardens, Off-Road Parking & Garage
- No Onward Chain

**Asking Price £485,000 Freehold**





Mapps Estates are delighted to bring to the market this well-presented three/four bedroom link-detached residence on this sought-after development within walking distance of Dymchurch village centre and the beach. The ground floor accommodation comprises an entrance porch, reception hall, a living room with a cast iron log burner opening to a former dining room which could be converted for use as a fourth bedroom, a study/home office, a shower room, a utility room and a large open plan kitchen/diner with a roof lantern over the dining area, while upstairs you will find three bedrooms and a family bathroom. There are well-tended gardens to the front and rear, with a useful timber outbuilding to the rear garden, off-road parking for up to three vehicles and a garage. With the added incentive of no onward chain, an early viewing of this versatile and spacious family home comes highly recommended.

Located in this quiet, popular residential development to the eastern side of Dymchurch and within easy 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, 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).

### **Ground Floor:**

#### **Entrance Porch 11'7 x 6'3**

With front and side aspect UPVC double glazed windows and front door, wood effect laminate flooring, wall-mounted electric tubular heater, power and light, internal frosted window and door to reception hall.

### **Reception Hall 20'11 x 6'**

With stairs to first floor and understairs store cupboard, wood flooring, radiator.

### **Living/Dining Room 25'1 x 12'8 (max points)**

An open plan space comprising a Living Room area with a window to the side from the entrance porch, a large front aspect UPVC double glazed window looking onto the garden, a cast iron log burner with mantel over, wood flooring, coved ceiling, radiator, opening through to former Dining Room (which could potentially be converted to use as a fourth bedroom if required), front aspect UPVC double glazed window looking onto garden, wood flooring, radiator.

### **Study/Home Office 10'9 x 7'11**

With side aspect UPVC double glazed window with fitted blinds, fitted office furniture comprising desk with cupboards and drawers under, shelving unit and further cupboards to side, shelved store cupboard housing gas and electric meters and consumer unit, recessed downlighters, wood flooring, radiator, glazed panel double doors to kitchen/diner, door to reception hall.

### **Kitchen/Diner 18'9 x 13'11**

A large open plan space with wood flooring throughout, comprising a fitted kitchen with rear aspect UPVC double glazed window looking onto garden with fitted blinds, solid wood worktops with matching breakfast bar, tiled splashbacks and concealed lighting over, range of cream Shaker style store cupboards and drawers, integrated fridge/freezer and dishwasher, one and a half bowl ceramic sink/drainers with rinsers and filter taps over, four ring gas hob with extractor canopy over and electric oven under, recessed downlighters, wine racks, opening through to dining area with feature roof lantern over, rear aspect double glazed bi-fold doors opening to patio and garden, two radiators.



### **Shower Room 7'3 x 5'5**

With UPVC frosted double glazed window with fitted blinds, walk-in shower cubicle with rainfall shower, wall-hung wash hand basin with mixer tap over, WC with concealed cistern, recessed downlighters, fully tiled walls and floor, chrome effect heated towel rail, electric underfloor heating.

### **Utility Room 9'3 x 5'11**

With worktop and inset inset wash hand basin with mixer tap over and store cupboards over and under, water softener, wall-mounted electric heater, further worktop with wall-mounted store cupboards over and space and plumbing for washing machine and tumble dryer under, tile effect flooring, internal door to garage, UPVC double glazed back door to rear patio and garden.

### **Garage 17'3 x 9'7**

With up and over garage door, rear window, fitted shelving, power and light.

### **First Floor:**

#### **Landing**

With rear aspect UPVC double glazed window looking onto garden with fitted blinds, loft hatch with fitted loft ladder (please note, there is a Worcester Bosch gas-fired combination boiler installed in the loft space), built-in airing cupboard with fitted shelving and radiator.

#### **Bedroom 13'11 x 12'9 (max points)**

With front aspect UPVC double glazed window looking onto garden and with countryside views. range of three bespoke fitted floor to ceiling wardrobes to one wall, radiator, doors to landing and third bedroom.

#### **Bedroom 9'4 x 7'11**

With rear aspect UPVC double glazed window looking onto garden with fitted blinds, built-in wardrobe with hanging rail and shelf over, radiator, doors to landing and main bedroom.



### **Bedroom 10'9 x 10'9**

With front aspect UPVC double glazed window looking onto garden and with countryside views, radiator.

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

With UPVC frosted double glazed windows to side and rear with fitted blinds, panelled bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap over, WC, fully tiled walls, wood panelled ceiling with recessed downlighters, tile effect flooring, radiator.

### **Outside:**

The property is set back from the road by a well-tended, low walled front garden, laid mostly to lawn and with mature shrub borders. To one side is a brick block paved driveway providing off-road parking for two cars and access to the garage; to the other is an additional parking space laid to gravel and a side gate leading through to the rear of the property. The back garden has again been laid to lawn with a variety of shrub and flower beds

and mature trees to the borders. There is a bin store area, a log store, outside tap and power points to the side of the property and a large paved patio running along the back of the house with outdoor lighting. There is also a garden shed, small summerhouse and a large timber outbuilding to one side (measuring 15'2 x 7'5 internally, with windows and double doors to the patio and garden, wood flooring, two wall lights and multiple power points).





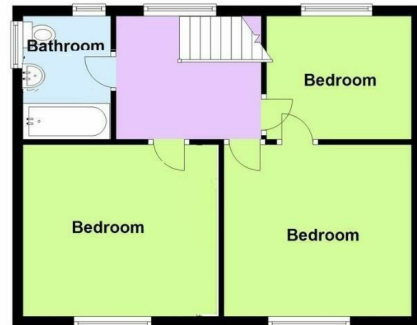
**Ground Floor**

Approx. 105.8 sq. metres (1139.2 sq. feet)



**First Floor**

Approx. 43.7 sq. metres (470.3 sq. feet)



Total area: approx. 149.5 sq. metres (1609.4 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.

**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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>64</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	

**Mapps Estates Sales Office**

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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.