



## Old Bakery Close

St. Marys Bay Romney Marsh TN29 0XS

- Beautifully Presented
- Detached Family Home
- Spacious Entrance Hall
- Modern Fitted Kitchen
  - Modern Bathroom
- Four Bedrooms
  - En Suite Shower Room To Master
  - Downstairs WC
  - Living Room Diner
  - Wrap Around Gardens

**Asking Price £450,000 Freehold**





Mapps Estates are delighted to bring to the market this well-presented four bedroom detached family home set in a cul-de-sac location within walking distance of amenities and the seafront. The well-proportioned accommodation comprises a useful front porch, a spacious reception hall, an 'L' shaped living/dining room, cloakroom, fitted kitchen and a separate utility room to the ground floor, while upstairs you will find the master bedroom with en suite shower room, three further bedrooms and a family bathroom. The property also enjoys gardens to the side and rear, an integral garage with roller door and ample off-road parking. An early viewing of this well-appointed family home comes highly recommended.

Located in the coastal village of St Mary's Bay, close to local amenities and within level walking distance of the sandy beaches and bus stop if required. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with a Public House, the Levin Club and an active village hall. The Cinque Port town of New Romney is approximately five minutes away by car and offers further shopping facilities and amenities including a Sainsbury's store and both secondary and primary schooling; further primary schooling is available in nearby Dymchurch which also offers a small selection of shops together with a Tesco mini store. The larger Cinque Port town of Hythe is approximately fifteen minutes away by car and offers a far greater selection of independent shops together with Sainsbury's, Aldi and Waitrose stores. The historic Royal Military Canal also runs through the centre of the town and Hythe enjoys an unspoilt seafront promenade. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

#### **Ground Floor:**

### Front Porch 9'3 x 3'10

With composite entrance door with central inset frosted double glazed panel and UPVC windows to sides, recessed downlighters on motion sensor control, wood effect vinyl flooring, coat-hanging space, coved ceiling, internal glazed door to reception hall.

### Spacious Reception Hall 11' x 10'

With staircase to first floor with understairs storage space, glazed doors to living/dining room and kitchen, wood effect vinyl flooring, coved ceiling, radiator,

### Cloakroom

With UPVC frosted double glazed window, wash hand basin with mixer tap over and store cabinet under, WC, wood effect vinyl flooring, part-tiled walls, recessed downlighter.

### Living/Dining Room 19'5 x 13'8

Comprising Dining Room area with front aspect UPVC double glazed window, side aspect UPVC double glazed French doors with fitted blinds opening to patio, radiator, built-in store cupboard, Living Room area with side aspect UPVC double glazed window, radiator, built-in recess for TV with recessed electric log effect fire under, low level store cupboards to sides, coved ceiling.

### Kitchen 13'3 x 7'9

With rear aspect UPVC double glazed window and back door to rear garden, 'Howdens' fitted kitchen comprising a range of cashmere finish store cupboards and drawers, solid oak worktops with tiled splashbacks, recessed double Belfast sink with rinser tap over, inset four ring electric ceramic hob with extractor canopy over and electric oven under, integrated dishwasher, space and plumbing for washing machine, space for American style fridge/freezer, wood effect vinyl flooring, coved ceiling, recessed downlighters, vertical radiator, glazed door to utility room.



### **Utility Room 7'8 x 3'11**

With rear aspect UPVC double glazed window looking onto garden, fitted solid oak worktop, matching cashmere finish store cupboards, space for tumble dryer, recessed downlighters, coved ceiling, wood effect vinyl flooring.

### **First Floor:**

#### **Spacious Landing**

With front aspect UPVC double glazed window, built-in shelved linen cupboard, loft hatch, coved ceiling.

#### **Master Bedroom 11'6 x 11'5**

With side aspect UPVC double glazed window, coved ceiling, radiator, door to en suite shower room.

#### **En Suite Shower Room 8'1 x 4'9**

With UPVC frosted double glazed window, large walk-in shower cubicle with rainfall shower and separate hand-held shower attachment,

pedestal wash hand basin with mixer tap over, WC, recessed downlighters, fully tiled walls, coved ceiling, wood effect vinyl flooring.

#### **Bedroom 13'4 x 7'5**

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

#### **Bedroom 10'5 x 7'5**

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

#### **Bedroom 11'6 x 7'10**

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

#### **Family Bathroom 7'10 x 7'3**

With UPVC frosted double glazed window, panelled bath with central mixer tap, rainfall shower, separate shower attachment and shower screen over, wash hand basin with mixer tap over and store cabinet under, WC, heated towel rail, recessed downlighters, fully tiled walls, coved ceiling,

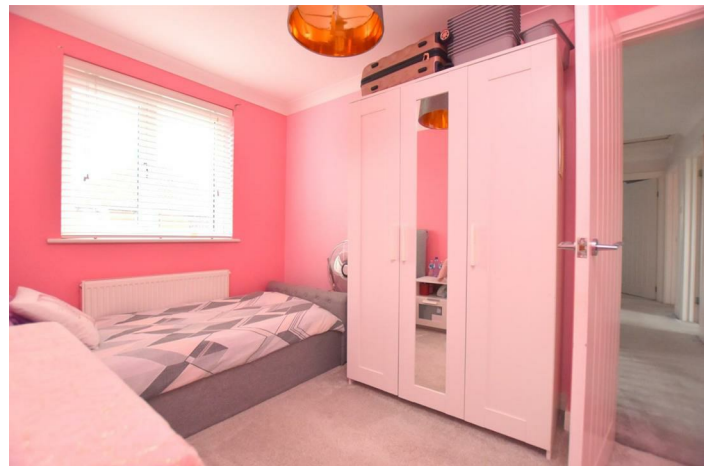


## Outside:

The property enjoys front and side garden areas laid to lawn with a paved patio area by the French doors. There is outdoor lighting and a gate opening to a storage area with garden shed to the side. A pathway leads through to the rear garden which is again laid to lawn with a seating area laid to decking to one corner. There is further outdoor lighting, power points and a tap.

## Garage 15'10 x 7'9

With electric remote controlled roller door, wall-mounted Worcester Bosch gas-fired combination boiler, wall-mounted store cupboards, consumer unit, power and light.





Local Authority Folkestone & Hythe District Council  
 Council Tax Band D  
 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>		
(55-68) <b>D</b>	<b>60</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.