



Dunstall Close

St. Marys Bay Romney Marsh TN29 0QY

- Large Chalet Bungalow Residence
 - Ground Floor Master Bedroom
 - Sizable Living/Dining Room
- Three Upstairs Bedrooms & Shower Room
- Large Garage With Remote Controlled Door
- Deceptively Spacious Accommodation
 - En Suite Bathroom
 - Utility & Boot Room
- Well-Tended Front & Rear Gardens
- Gated Driveway For Up To Four Cars

Asking Price £495,000 Freehold





Mapps Estates are delighted to bring to the market this deceptively spacious four bedroom detached chalet style property located on a quiet private road within walking distance of the beach. Originally constructed as a bungalow, the property was extensively refurbished around the 1980s and is now a versatile family home with bedrooms on both levels. The accommodation is well-presented throughout, the ground floor consisting of a front porch, a welcoming reception hall, a generous living/dining room opening to the rear conservatory, a large refurbished kitchen/breakfast room, a utility room and boot room, and a master bedroom with a large en suite bathroom; to the first floor you will find three further bedrooms served by a large shower room, and a useful storeroom which has potential for use as a home office/study if required. The property is complemented by well-tended front and rear gardens with a variety of useful outbuildings, a gated brick block paved front driveway providing off-road parking for up to four cars, and a larger than average garage with a newly-fitted Garolla door. An early viewing of this charming home comes highly recommended.

Located on a private road, close to local amenities and within level walking distance of the sandy beaches of St Mary's Bay 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 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 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:

Entrance Porch

With open doorway and frosted windows, quarry tiled flooring, light over, UPVC frosted double glazed window and entrance door to reception hall.

Reception Hall 20'10 x 7'7

With stairs to first floor, understairs store cupboard with fitted hanging rail, built-in shelved linen cupboard, coved ceiling, two radiators.

Bedroom 15'1 x 14' (max)

With front aspect UPVC double glazed window looking onto garden, coved ceiling, radiator, door to en suite bathroom.

En Suite Bathroom 8'6 x 8'4

With UPVC frosted double glazed window, corner bath with mixer tap, wall-mounted Mira shower and shower curtain rail over, pedestal wash hand basin with mixer tap, wall light and shaver point over, WC, bidet, chrome effect heated towel rail, radiator, extractor fan, fully tiled walls, vinyl flooring.

Living/Dining Room 26'10 x 14'11 (max points)

Comprising a generous living room area with dual aspect UPVC double glazed windows, feature fireplace with wall-mounted electric flame effect fire, door to reception hall, coved ceiling, two radiators, opening to dining area with rear aspect UPVC double glazed window and sliding door to conservatory, heating control panel, coved ceiling, radiator, glazed door to kitchen.

Conservatory 9'5 x 5'11

With UPVC double glazed window and sliding door to garden, tiled floor, wall light, radiator.

Kitchen/Breakfast Room 18'3 x 10'9

With rear aspect UPVC double glazed window looking onto garden, refurbished fitted kitchen with a comprehensive range of white gloss finish store cupboards and drawers, wood effect rolltop worksurfaces with tiled splashbacks and downlighting over, inset one and a half bowl resin sink/drainer with mixer tap over, inset four ring induction hob with pull-out extractor over, high level fitted double electric oven, integrated dishwasher, space for fridge/freezer, integral wind racks, two built-in shelved store cupboards, door to reception hall, radiator.



Utility Room 11'11 x 8'5

With large rear aspect UPVC double glazed window looking through greenhouse to garden, rolltop work surfaces with tiled splashbacks, matching range of fitted store cupboards, space and plumbing for washing machine and tumble dryer, cupboard housing modern wall-mounted Worcester Bosch gas-fired combination boiler, ample space for additional fridge and freezer, tiled floor, radiator.

Cloakroom

With UPVC frosted double glazed window, wall-hung wash hand basin with mixer tap and tiled splashback over, WC, tiled floor, radiator.

Boot Room 9' (max) x 5'4

With UPVC frosted double glazed back door, wall-mounted double store cupboard, tiled floor, radiator.

First Floor:

Landing

With coved ceiling and doors to all rooms.

Bedroom 13'2 x 10'9 (max)

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

Bedroom 13'2 x 8'8

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

Bedroom 10' x 9'

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

Shower Room 9'9 x 8'2

With UPVC frosted double glazed window, shower cubicle, pedestal wash hand basin with mixer tap over, wall light with shaver point, WC, fully tiled walls, radiator.

Storeroom 7'9 x 5'11

With potential for use as a home office/study, fitted shelving and light, door to large eaves storage area with power and light.

Outside:

To the front is a walled, well-tended garden, mostly laid to lawn with planted flower and shrub borders



and a feature sun design paved terrace to one side. A gated brick block paved driveway provides off-road parking for up to four cars and access to the garage. There is gated access to both sides leading through to the rear garden consisting of two areas laid to lawn planted shrub borders, paved pathways, a lean-to greenhouse, garden shed, potting shed and bike store. There is also a paved patio area to the side, outdoor taps and power points.

Garage 19'10 x 11'8

A larger than average garage, with a newly-fitted remote controlled Garolla door, glazed double doors to rear opening to garden, cupboard housing consumer unit and electric meter, power and light.





Total area: approx. 165.7 sq. metres (1783.5 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company. Plan produced using PlanUp.

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) A		
(81-91) B		
(69-80) C		
(55-68) D	59	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
 info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

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.