



Dunes Road

Greatstone TN28 8SN

- Detached Family Home
 - Four Bedrooms
- Two Reception Rooms
- Front & Rear Gardens
- Close To Beach & Amenities
 - Versatile Accommodation
- Modern Fitted Kitchen & Bathroom
 - Garden Studio

Offers In Excess Of £390,000 Freehold





Mapps Estates are delighted to bring to the market this detached four bedroom family home conveniently located close to local amenities and within level walking distance of sandy beaches. The versatile accommodation is arranged over two floors, with spacious reception rooms to each floor. To the ground floor is a side entrance porch, a dining room, modern fitted kitchen and separate utility room, three bedrooms and a family bathroom. Upstairs is a large living room and the main bedroom, both enjoying views of the surrounding area. The property also enjoys front and rear gardens and an outdoor studio (formerly a garage). An early viewing comes highly recommended.

Located on a popular residential road in Greatstone, within level walking distance of a small parade of shops and the beach, adjacent to local woodland and enjoying far-reaching countryside views. In the nearby Cinque Port town of New Romney, there is a selection of independent shops and restaurants including a Sainsbury's store. Primary and secondary schooling are also located close by, with Littlestone championship golf course and Dungeness National Nature Reserve also only a short drive away. The market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high speed rail services from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway.

Ground Floor:

Side Entrance Porch 7'4 x 3'8

With UPVC frosted double glazed front door, dual aspect UPVC double glazed windows, internal UPVC double glazed door with windows to sides, opening to dining room.

Dining Room 19'3 x 10'5

A good sized family room which can accommodate both dining and lounge furniture if required, UPVC double glazed window, stairs to first floor, 'Hive' thermostat, two radiators, doors to bedrooms and kitchen.

Bedroom 10'5 x 9'5

With UPVC double glazed window looking onto garden, radiator.

Bedroom 10'5 x 9'5 (max points)

With UPVC double glazed window looking onto garden, radiator.

Bedroom 9'5 x 7'

With UPVC double glazed window, radiator.

Kitchen 13'9 x 9'5

With UPVC double glazed window, a range of cream gloss finish store cupboards and drawers, wood effect square edged worktops with tiled splashbacks, stainless steel one and a half bowl sink/drainers with mixer tap over, four ring gas hob with splashback and extractor canopy over and electric oven under, space and plumbing for dishwasher, space for undercounter fridge, cupboard housing wall-mounted Worcester Bosch gas fired combination boiler, consumer unit, gas and electric meters, wood flooring, radiator, door to bathroom, UPVC double glazed window and door to utility room.

Lean-To Utility Room 11'4 x 5'6

With windows looking onto garden and back door opening to patio, space and plumbing for washing machine, tumble dryer and chest freezer, tiled floor, radiator.

Bathroom 9'1 x 6'3

A modern suite comprising a shower bath with mixer tap, shower screen, rainfall shower and separate hand-held shower attachment over, fitted cabinet unit with solid wood shelf over, wash hand basin set onto shelf with mixer tap over, WC, tiled walls and floor, extractor fan. UPVC frosted double glazed window, radiator.

First Floor:

Living Room 24'10 x 17'5

An open plan living space with two UPVC double glazed windows overlooking the surrounding area, two removable recessed shelf units accessing eaves storage to the rear, two radiators, door to bedroom.

Bedroom 14'8 x 10'8

With UPVC double glazed window with view of surrounding countryside, fitted wardrobes with sliding doors, loft hatch, radiator.

Outside:

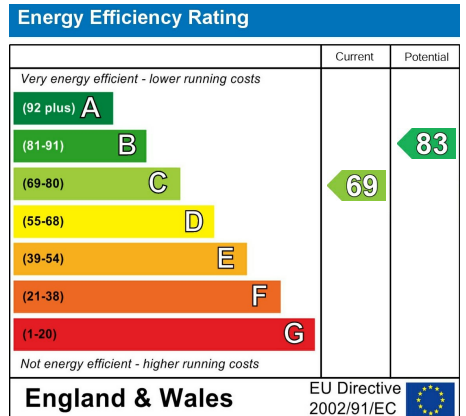
The garden to one side has a paved patio area, is laid to lawn and bordered by picket fencing. The main garden also has a paved patio, a good sized lawn with a raised border to one side, access to the garden studio to the rear and a side gate.

Garden Studio (Former Garage) 14'8 x 14'7

Currently used as a garden room/home gym but could be reinstated as a garage if required, with UPVC double glazed window and door to side, consumer unit, power and light.



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



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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.