



Cypress Close

St Marys Bay TN29 0AP

- Contemporary Residence
- Remainder Of 10 Year NHBC Warranty
- Modern Fitted Kitchen/Breakfast Room
- Bathroom & En Suite Shower Room
- Two Double Bedrooms
- Spacious Living/Dining Room
- Downstairs Cloakroom
- Gardens & Off-Road Parking

Guide Price £325,000 Freehold





GUIDE PRICE £325,000 - £335,000

Mapps Estates are delighted to bring to the market this immaculately presented and well-appointed two bedroom contemporary residence on a modern development located within walking distance of the beach. The spacious ground floor accommodation comprises a reception hall, cloakroom, and a generous open plan living/dining space opening to a modern fitted kitchen/breakfast room, while upstairs you will find two double bedrooms, an en suite shower room and a separate bathroom. The property benefits from a side extension which provides the lovely dining area downstairs as well as extra storage space to the first floor. The property also has an enclosed rear garden and further gardens areas to the front and side, as well-as an off-road parking space. Also benefitting from the remainder of an NHBC ten year warranty, an early viewing of this stylish home comes highly recommended.

Located on a private modern development, 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:

Reception Hall 12'1 x 8'

With large wood effect front door with double glazed window to side, stairs to first floor with understairs store cupboard, heating control panel, wood effect vinyl flooring, radiator.

Cloakroom

With wash hand basin with mixer tap and tiled splashback, shelf and mirror over and store cabinet under, WC with concealed cistern, wood effect vinyl flooring, recessed downlighters, extractor fan, chrome effect electric towel rail.

Open Plan Living/Dining Room 22'5 x 14'7

With rear aspect UPVC double glazed French doors opening to garden, dining area to side extension with UPVC double glazed windows to bay, wood effect vinyl flooring, two vertical radiators and additional radiator to dining area, opening to kitchen/breakfast room.

Kitchen/Breakfast Room

With front aspect UPVC double glazed window, square edged wood effect worktops and matching upstands and breakfast bar, inset one and a half bowl stainless steel sink/drainage with mixer tap over, Bosch four ring induction hob with splashback and Bosch extractor over and Bosch electric oven under, integrated undercounter fridge and freezer, integrated washing machine and dishwasher, range of matt white finish store cupboards and drawers, cupboard housing Vaillant gas-fired combination boiler, integral wine rack, wood effect vinyl flooring, recessed downlighters, radiator.

First Floor:

Landing

With loft hatch and two built-in store cupboards.

Master Bedroom 18'1 (max) x 10'7

With large UPVC double glazed window and door to Juliet balcony enjoying an open aspect to the rear, storage alcove and door to large eaves storage area, radiator, door to en suite shower room.

En Suite Shower Room 8'4 x 3'7

With large walk-in fully tiled shower cubicle with sliding screen, rainfall showerhead and separate hand-held shower attachment, wash hand basin with mixer tap and tiled splashback over and store cabinet under, WC with concealed cistern and shelf over, shaver point, extractor fan, chrome effect heated towel rail, vinyl flooring, recessed downlighters.

Bedroom 14'2 x 9'

With full length UPVC double glazed window with open aspect and countryside view, radiator.

Bathroom 9'10 (max) x 6'2

With panelled bath, sliding shower screen, rainfall showerhead and separate hand-held shower attachment, wash hand basin with mixer tap and tiled splashback over and store cabinet under, WC with concealed cistern, large fitted mirror and shelf over, shaver point, extractor fan, chrome effect heated towel rail, part-tiled walls, vinyl flooring, recessed downlighters.


Outside:

There is an enclosed garden to the rear, with a paved patio and pathway to the back gate. The garden has been laid to lawn; there is an outdoor power point, wall light and tap. There are further garden areas to the side attractively planted with shrubs; there is an outdoor wall light by



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		81	
(69-80) C			
(55-68) D			
(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.