



Old Bakery Close

St. Marys Bay Romney Marsh TN29 0XS

- Detached Family Home
- Family Bathroom and En Suite Shower Room
- Living/Dining Room
- Galleried Landing
- Integral Garage & Off-Road Parking
- Four Bedrooms
- Kitchen/Breakfast Room
- Spacious Reception Hall
- Front & Rear Gardens
- Close To Shops & Beach

Offers In Excess Of £375,000 Freehold





Mapps Estates are delighted to bring to the market this well-presented four bedroom detached residence set in a cul-de-sac location within walking distance of amenities and the seafront. The well-proportioned accommodation comprises a spacious reception hall, living/dining room, cloakroom, kitchen/breakfast and utility to the ground floor, with four bedrooms, an en suite shower room and a family bathroom to the first floor. The property also enjoys a front garden and wraparound rear garden, as well as an integral garage and off-road parking space for up to two cars. An early viewing of this 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 Entrance

Covered front entrance porch with light over.

Spacious Reception Hall 10'11 x 10'4

With composite entrance door with leaded double glazed inset panels and UPVC frosted double glazed windows to side, stairs to first floor with understairs storage space, coved ceiling, radiator, frosted glazed double doors to living/dining room.

Living/Dining Room 19'4 x 13'7 (max points)

With front and rear UPVC double glazed windows looking onto gardens, side aspect UPVC double glazed French doors, serving hatch from kitchen, coved ceiling, two radiators.

Kitchen/Breakfast Room 13'8 x 8'

With rear aspect UPVC double glazed window and back door to garden, range of wood effect store cupboards and drawers, roll top work surfaces and matching breakfast bar with tiled splashbacks, stainless steel sink/drainer with mixer tap over, four ring gas hob with extractor over and electric oven under, space for undercounter fridge, tile effect vinyl flooring, radiator, door to utility room.

Utility/Pantry 7'9 x 4'

Formerly a utility room but currently used as a pantry, with rear aspect UPVC double glazed window, fitted shelving, tile effect vinyl flooring, door to garage.

Integral Garage 15'9 x 7'8

With up and over door, space and plumbing for washing machine and tumble dryer, power and light, wall-mounted Worcester Bosch gas-fired combination boiler.

Cloakroom

With UPVC frosted double glazed window, WC, tile effect vinyl flooring.

First Floor:

Galleried Landing

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

Master Bedroom 11'9 x 11'5

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

En Suite Shower Room 8'4 x 4'10

With UPVC frosted double glazed window, shower cubicle, pedestal wash hand basin WC, fully tiled walls, tile effect vinyl flooring.

Bedroom 11'10 x 7'9

With front aspect UPVC double glazed window, radiator.

Bedroom 11' x 7'2

With rear aspect UPVC double glazed window, radiator.

Bedroom 12'7 x 7'3

With rear aspect UPVC double glazed window looking onto garden, radiator.

Family Bathroom 8' x 7'1

With UPVC double glazed window, white suite comprising panelled bath with mixer tap and wall-mounted shower attachment over, pedestal wash hand basin, WC, tile effect vinyl flooring, mostly-tiled walls, radiator.

Outside:

The property enjoys a front garden laid to lawn with a driveway to the side providing off-road parking for one/two cars and access to the integral garage. A side pathway leads to a back gate opening to the rear garden. This has been laid mostly to lawn with two large paved patios to either side and laurel trees to the rear and side. There is a garden shed, outside wall light and tap. To the side of the property is a further garden area, with a former garden pond and hardstanding.





Total area: approx. 119.5 sq. metres (1286.5 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		66	
(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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