



## Spitalfield Lane New Romney TN28 8HQ

- Detached Family Home
- Modern Kitchen/Diner
- Conservatory & Rear Garden
- Bathroom & En Suite
- Underfloor Heating To Living Room & Conservatory
- Walking Distance Of High Street
- Spacious Living Room
- Four Bedrooms
- Integral Garage & Gated Driveway
- Well Presented Throughout

**Guide Price £475,000-£495,000 Freehold**





**\*\* Price Guide: £475,000 - £495,000 \*\***

Mapps Estates are delighted to bring to the market this beautifully presented four bedroom detached family home located on the outskirts of New Romney yet within a short walking distance of the high street and amenities. The well-appointed accommodation is in excellent order throughout, the ground floor comprising a welcoming reception hall, a cloakroom, a modern kitchen/diner with marble tiled flooring, a spacious living room and conservatory, both with underfloor heating, while upstairs you have the master bedroom and luxury en suite shower room, three further bedrooms and a family bathroom. The property also boasts a generous brick block paved driveway with electric front gates, a low-maintenance rear garden and an integral garage. An early viewing of this impressive family home comes highly recommended.

Located on the outskirts of the historic Cinque Port town of New Romney and within level walking distance of the town centre, offering a selection of independent shops and restaurants together with a Sainsbury's store, doctors' surgeries and dentists. Primary and secondary schooling are located close by, with Littlestone championship golf course and beach also only a short drive away; the popular Romney, Hythe & Dymchurch light railway also has a station in the town. The ever-expanding 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 services to London St. Pancras in under 40 minutes. Access to the M20 Motorway is via Ashford or Hythe, the motorway also giving easy access to the Channel Tunnel Terminal and Port of Dover.

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## Ground Floor:

### Front Entrance Porch

With architectural columns supporting a pitched roof canopy over, outside light, solid wood entrance door with inset frosted glazed panel.

### Reception Hall 20'2 x 4' (max)

With staircase to first floor and understairs store cupboard, entry phone for front gates, marble tiled floor, door to inner lobby with UPVC door to integral garage, recessed downlighters, coved ceiling, radiator.

### Cloakroom

With UPVC frosted double glazed window, wash hand basin with mixer tap over and white gloss finish store cupboards and drawers under, WC, chrome effect heated towel rail. marble tiled walls and floor, recessed downlighters.

### Kitchen/Diner 22'9 x 9'11

With front aspect UPVC double glazed window, modern fitted kitchen with range of white gloss finish store cupboards and drawers, granite worktops, upstands and breakfast bar, inset ceramic sink with 'Quooker' tap over and integral drainer to worktop, Neff four ring gas hob with granite splashback and pull out extractor over and Neff electric oven under, integrated dishwasher, space for fridge/freezer, dining area, marble tiled floors, recessed downlighters, coved ceiling, radiator.

### Living Room 21'7 x 17'2

With two side aspect UPVC double glazed windows and one rear aspect UPVC double glazed window looking onto garden, porcelain tiled floor with underfloor heating, recessed downlighters, coved ceiling, underfloor heating control panel, two radiators, UPVC bi-fold doors to conservatory.

### Conservatory 11'8 x 9'

With double glazed pitched roof and fitted blinds, UPVC double glazed windows and French doors to side patio, granite tiled floor with underfloor heating, wall light point.



## First Floor:

### Spacious Landing

With loft hatch and fitted loft ladder, shelved airing cupboard with radiator, coved ceiling.

### Master Bedroom 13'4 x 12'4

With rear aspect UPVC double glazed window with view of surrounding area and countryside, coved ceiling, radiator, door to en suite shower room.

### En Suite Shower Room 6'8 x 5'6

With good-sized shower cubicle with curved shower screen, pedestal wash hand basin with mixer tap over, WC, marble tiled walls and floor, extractor fan, chrome effect heated towel rail, recessed downlighters.

### Bedroom 15' (max) x 8'9

With rear aspect UPVC double glazed window with view of surrounding area and countryside, recessed built-in wardrobe with double hanging rail, coved ceiling, radiator.

### Bedroom 13' x 9'1

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

### Bedroom 9' x 7'9

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

### Family Bathroom 9' x 6'4

With panelled bath with mixer tap and shower attachment, separate Aqualisa shower and shower screen over, pedestal wash hand basin with mixer tap over, WC, extractor fan, marble tiled walls and floor, recessed downlighters, chrome effect heated towel rail.

### Outside:

The rear garden has been laid to artificial grass for low maintenance; there is an Indian sandstone-paved patio, outdoor power and lighting, hedging to two borders, a greenhouse and a side pathway leading to the rear garage door. The front driveway has iron railings and



electric gates, and is laid to brick block paving. There is parking space for up to three cars, with a lawned area to one side and a feature wisteria.

### **Garage 17'10 x 9'**

With up and over door, rear door accessing garden, loft storage space, space and plumbing for washing machine, tap, wall-mounted Worcester Bosch gas-fired combination boiler, consumer unit power and light, internal UPVC door to reception hall.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	86
(55-68) <b>D</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.