



Ashford Road

New Romney TN28 8TG

- Link-Detached Bungalow
- High Specification Throughout
 - Spacious Fitted Kitchen
 - Three Double Bedrooms
 - Garage & Driveway
- Upgraded & Extended
- Impressive Living/Dining Room With Vaulted Ceiling
 - Luxury Shower Room
 - Large Garden & Patio
 - Convenient Location

Guide Price £500,000 - £525,000 Freehold





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Mapps Estates are delighted to bring to the market this immaculately presented three bedroom link-detached bungalow residence on the outskirts of New Romney, having been upgraded throughout by the current owners including a substantial rear extension with a stunning vaulted ceiling c.2013. As such, the property would now make an ideal family home also enjoying a sizable patio and rear garden. The accommodation is finished to an exceptionally high standard throughout, comprising three double bedrooms, a luxury shower room, a high specification fitted kitchen opening to the impressive living/dining room which in turn opens onto the patio and rear garden. There is also a useful utility room and garage, as well as a front garden and driveway. An early viewing comes highly recommended to fully appreciate the quality of this superb home.

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.

Front Entrance

The property has a pitched roof front porch with oak timbers approached via a contemporary slate-paved pathway from the front drive, outdoor wall lights, composite front door with frosted double glazed window to side, opening to entrance lobby.

Entrance Lobby 4'8 x 4'2

With tiled floor and doormat recess, coved ceiling, internal windows and glazed door to reception hall.

Reception Hall 11'10 x 7'10 (max)

With loft hatch and fitted loft ladder, wood effect laminate flooring, coved ceiling, heating thermostat, radiator, doors to all bedrooms, shower room and kitchen.

Bedroom 16'8 x 11'8

With front and side aspect UPVC double glazed windows, coved ceiling, radiator.

Bedroom 12'9 x 10'7

With front aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

Bedroom 10'9 x 9'5

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

Shower Room 7'9 x 5'6

With large walk-in shower cubicle, sun pipe to ceiling for natural light, wash hand basin set into shelf with mixer tap over and wood effect drawers under, WC, chrome effect heated towel rail, large fitted mirror, coved ceiling, extractor fan, fully tiled walls and floor.



Kitchen 17'6 x 16'8 (max points)

With a comprehensive range of fitted Shaker style store cupboards and drawers, granite worktops and upstands with splashbacks and concealed lighting over, space for electric range cooker with splashback and contemporary design extractor hood over, fitted high level Bosch double electric oven and matching microwave oven, vertical radiator, space for American style fridge/freezer, coved ceiling, wood effect laminate flooring, wooden stable door to utility room, opening through to living/dining room, opening through to additional kitchen area with feature roof lantern over, rear and side aspect UPVC double glazed windows looking onto patio and garden, further granite worktop with inset ceramic sink/drainage with mixer tap over, matching Shaker style store cupboards and drawers, space and plumbing for dishwasher, recessed downlighters, feature exposed brick wall, vertical radiator.

Living/Dining Room 27'9 x 18'9

With a feature 14'-high vaulted ceiling and timber-clad steel beams, UPVC double glazed French doors to side patio, rear aspect UPVC double glazed French doors to rear patio and garden with large feature window over, additional UPVC double glazed windows to rear and side, contemporary design log burner set onto slate effect hearth, wood effect laminate flooring, two radiators.

Utility Room 17'2 x 5'2

With full length UPVC double glazed window to front looking onto garden, rear aspect UPVC double glazed window and sliding door to patio, fitted Shaker style store cupboards, square edged worktops with inset sink/drainage with mixer tap over, inset four ring ceramic electric hob, space and plumbing for washing machine and tumble dryer, downlighters, wood effect laminate flooring, radiator, internal UPVC door to garage.



Garage 17'9 x 8'5

With electric up and over garage door, rear aspect UPVC double glazed window, floor-standing Grant oil-fired combination boiler, fitted shelving, power and light.

Outside:

To the front of the property is the driveway for off-road parking and access to the garage. The front garden is laid to lawn, with gated access to the side. The attractively landscaped rear garden is a particular feature of the property, ideal in size for family use, and enjoying a large paved patio to the rear and side of the bungalow with outside lighting, power points and a tap. The garden is laid mostly to lawn, with a selection of mature shrubs and trees. To the rear are two garden sheds and two greenhouses along with a raised bed.

Agent's Note:

Please be advised, the property has a right of way across the neighbouring bungalow's driveway for vehicle access. The property is also not on mains drainage.





Local Authority Folkestone & Hythe District Council
Council Tax Band C
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	73
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.