



Rolfe Lane

New Romney TN28 8JL

- Modern Semi-Detached Home
- Sought-After Development
- Kitchen With Neff Appliances
 - Luxury Bathroom
- Private Rear Garden
- Two Double Bedrooms
- Close To Amenities
- Living/Dining Room
- Underfloor Heating To Ground Floor
- Ample Off-Road Parking

Asking Price £310,000 Freehold





Mapps Estates are delighted to bring to the market this immaculately presented two bedroom semi-detached home, constructed c.2018 by Pentland Homes, enjoying the remainder of a ten year NHBC warranty and boasting zoned underfloor heating to the ground floor. The property is situated on a sought-after modern development on the outskirts of New Romney and within walking distance of the town and amenities, yet with the open countryside of the Romney Marsh nearby. The accommodation is finished to a high standard throughout, comprising a spacious reception hall, cloakroom, a living/dining room and contemporary kitchen with fitted Neff appliances to the ground floor, while upstairs you will find the two bedrooms and luxury bathroom with both bath and shower. In addition, there is a private rear garden as well as ample off-road parking to the front. Having been very well looked after by the current owner and presented in 'nearly new' condition throughout, an early viewing comes highly recommended.

Located on this prestigious Pentland Homes development set 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 the 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.

Ground Floor:

Front Entrance

With pitched roof canopy over and outdoor wall light.

Reception Hall 16'4 x 6'7 (max)

With composite entrance door with inset double glazed panels, stairs to first floor, understairs store cupboard with consumer unit and electric meter, tiled floor with underfloor heating, heating control panel, coat-hanging space, alarm keypad.

Kitchen/Breakfast Room 11'9 x 8'10

With front aspect UPVC double glazed window, square edged worktops and matching upstands, wood effect splashbacks and matching fitted shelving, range of contrasting cream/grey finish store cupboards and drawers, inset stainless steel one and a half bowl sink/drainage with rinsing tap over, four ring Neff gas hob with extractor over, integrated Neff appliances including a slimline dishwasher, washing machine and fridge/freezer, fitted high level Neff electric oven/grill, cupboard housing wall-mounted Ideal gas-fired combination boiler, space for breakfast bar, recessed downlighters, tiled floor with underfloor heating, heating control panel.

Living/Dining Room 13'11 x 13'3

With rear aspect UPVC double glazed window and French doors to patio and garden, fitted blinds to French doors, underfloor heating control panel.

Cloakroom

With UPVC frosted double glazed window, wash hand basin with mixer tap and fitted mirror over and wood effect store cabinet under, WC with concealed cistern, part-tiled wall and shelf, tiled floor, extractor fan, recessed downlighters.

First Floor:

Landing

With loft hatch, built-in linen cupboard with fitted shelf, radiator.

Bedroom 13'10 x 11'1 (max)

With large front aspect UPVC double glazed window with pleasant outlook and further window to side, recess for wardrobe, radiator.

Bedroom 13'11 x 10'

With two rear aspect UPVC double glazed windows looking onto garden, two fitted double wardrobes, radiator.

Bathroom 7'5 x 5'11

With UPVC frosted double glazed window, fully tiled shower cubicle, bath with wood effect side panel and pull-out shower attachment, tiled splashback, WC with concealed cistern, wash hand basin with mixer tap and fitted mirror over and wood effect drawers under, shaver point, extractor fan, recessed downlighters, chrome effect heated towel rail, tiled shelf and floor.

Outside:

To the front is a brick block paved driveway providing ample off-road parking space, with an outdoor tap and gated access to the rear garden. The private rear garden is laid to lawn, with a paved patio area along the rear of the house bordered by beach shingle. There is also a useful garden shed measuring 7'6 x 5'6 internally.





Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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.