



St. Marys Gardens

Dymchurch TN29 0QL

- Semi-Detached Bungalow
- Two Double Bedrooms
 - Large Conservatory
- Bathroom With Bath & Shower
 - Generous Corner Plot
- Immaculately Presented
- Spacious Living Room
 - Fitted Kitchen
- Close To Beach & Amenities
- Garage & Ample Off-Road Parking

Asking Price £375,000 Freehold





Mapps Estates are delighted to bring to the market this well-appointed and immaculately presented two bedroom semi-detached bungalow located on a popular residential development on the outskirts of Dymchurch and within level walking distance of the beach. The accommodation comprises an entrance porch and reception hall, a spacious living room opening to a large conservatory to the rear, a fitted kitchen, two double bedrooms and a bathroom with both a bath and a separate shower cubicle. Set on a corner plot, the property enjoys generous and well-tended gardens, as well as off-road parking for up to four cars, a garage and a good-sized garden shed. Having been very well looked after by the current owner, an early viewing comes highly recommended.

Located just outside the village of Dymchurch and across the road from its beautiful sandy beach and the sea wall which offers a pleasant walk into the village centre with its small selection of local shops together with a Tesco mini-store, primary schooling, doctors' surgery and village hall. Secondary schools are available in both New Romney and nearby Saltwood and both boys' and girls' grammar schools being available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. High speed rail services to London, St Pancras are available from Folkestone West (approximately 50 minutes' travelling time) and Ashford International (approximately 40 minutes' travelling time).

Side Entrance Porch 5'6 x 3'1

With recently fitted rubber roof, UPVC frosted double glazed windows and entrance door, internal UPVC frosted double glazed window and door to reception room.

Reception Hall 10'6 x 4'1

With loft hatch and fitted loft ladder, [please note, there is a Vaillant gas-fired combination boiler installed in the loft which is part-boarded], heating control panel, cupboard housing consumer unit, gas and electric meters, radiator.

Bedroom 14'7 x 9'11

With front aspect UPVC double glazed window (installed 2023) with open outlook, coved ceiling, radiator.

Bedroom 9'10 x 9'4

With front aspect UPVC double glazed window (installed 2023) with open outlook, radiator.

Bathroom 10' x 5'10

With UPVC frosted double glazed window (installed 2023), panelled bath with mixer tap and shower attachment over, good-sized shower cubicle, wash hand basin with mixer tap over and store cabinet under, recessed downlighters, fully tiled walls, tiled floor, chrome effect heated towel rail.

Living Room 18'3 x 11'6

With large rear aspect UPVC double glazed window and sliding door to conservatory, coved ceiling, two radiators, door to kitchen.

Kitchen 9'11 x 7'7

With side aspect UPVC double glazed window (installed 2023), wood effect rolltop work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink/drainage with mixer tap over, four ring electric hob with extractor over and electric oven under, range of wood effect store cupboards and drawers, space and plumbing for washing machine, integrated slimline dishwasher, space for American style fridge/freezer, recessed downlighters, tiled floor, rear aspect UPVC double glazed window and door to conservatory.

Conservatory 20'9 x 8'9

A large brick base conservatory with UPVC double glazed windows, sliding door to the rear garden and additional door to side, pitched polycarbonate roof over, tiled floor, space for dining table, radiator.

Outside:

Set on a corner plot, the property enjoys generous and well-tended gardens to the front, side and rear, being mostly laid to lawn. The private rear garden enjoys a paved patio, shrub and flower borders, an outside tap and double power point, a water butt, a lean-to tool shed to the rear of the garage set on a concrete base, and a further large garden shed (measuring 13'4 x 9'4 internally with a concrete base, power and light). There are two gates, one leading to the side entrance porch and front garden, and another opening to the parking area and garage. The driveway offers parking space for up to four cars or alternatively could accommodate a caravan or motorhome if required.

Garage 17' x 8'

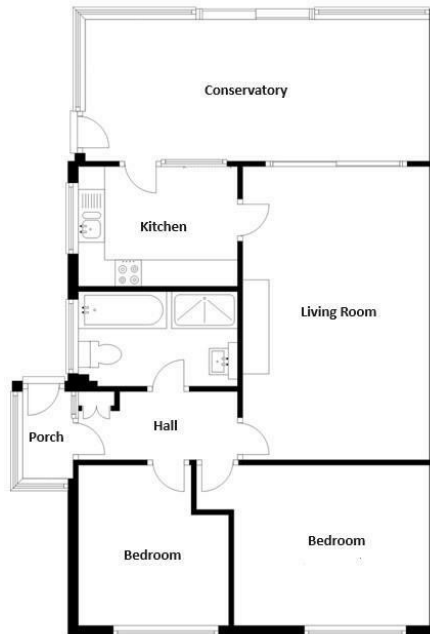
With recently fitted up and over door, rear window, power and light.






Ground Floor

Approx. 78.5 sq. metres (845.2 sq. feet)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.