



## Green Meadows

Dymchurch TN29 0JS

- Detached Chalet Residence
  - Two Bedrooms
  - Kitchen/Diner
  - Front & Rear Gardens
- Recently Redecorated Throughout
- Very Well Presented
- Bathroom & En Suite Shower Room
- Spacious Living Room
- Garage & Driveway
- No Onward Chain

**Guide Price £350,000 Freehold**





\*\*\*GUIDE PRICE £350,000 - £375,000\*\*\*

Mapps Estates are delighted to bring to the market this beautifully presented, two bedroom detached chalet residence within walking distance of Dymchurch's sandy beach. The accommodation to the ground floor comprises a spacious entrance hall, generous living room, an open plan kitchen/diner and a stylish modern bathroom. To the first floor, you will find the two double bedrooms, the master boasting an en-suite shower room. The property has front and rear gardens, as well as a garage and off road parking for two cars. Benefitting from recent recarpeting to most rooms and redecoration throughout, and being sold with no onward chain, an early viewing comes highly recommended.

Located in this quiet, popular residential development to the eastern side of Dymchurch and within easy walking distance of Dymchurch's sandy beaches. The sea wall offers a pleasant walk into the village centre which has a small selection of local shops together with a Tesco mini store, Primary school, 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 picturesque Cinque Port town of Hythe is only a short drive away and offers a wider range of shopping facilities as well as Waitrose and Sainsbury's supermarkets; the Royal Military Canal also runs through the town. 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) stations.

#### Ground Floor:

##### Reception Hall 15'7 x 9'4

With UPVC entrance door with frosted double glazed upper panel, built-in double cloaks cupboard, recently recarpeted staircase with store cupboard under, feature UPVC frosted double glazed porthole window to half-landing, wood effect laminate flooring, radiator, doors to living room and bathroom, open archway to kitchen/diner.

##### Kitchen/Diner 22'6 x 7'8 (widening to 9'1)

With front aspect UPVC double glazed window looking onto front driveway and garden, fitted kitchen comprising a range of cream Shaker style store cupboards and drawers, wine rack, wood effect roll top work surfaces with tiled splashbacks, two inset stainless steel circular sinks with central mixer tap over, inset four ring gas hob with extractor canopy over, fitted high level electric oven, integrated undercounter fridge, space and plumbing for dishwasher, washing machine and tumble dryer, archway to Dining Area with rear aspect UPVC double glazed French doors to garden, coved ceiling, wood effect laminate flooring, radiator.

### **Living Room 20'2 x 12'2**

With front aspect UPVC double glazed window looking onto front garden, rear aspect UPVC double glazed French doors to rear garden, feature fireplace with tiled hearth, dado rail, recently-laid carpet, two radiators.

### **Bathroom 6'5 x 5'10**

With modern suite comprising shower bath with mixer tap, rainfall showerhead, separate hand held shower attachment and screen over, combination vanity unit with wash hand basin with mixer tap over, shelf to side and grey gloss finish store cabinet under, WC with concealed cistern, modern matt grey towel rail/radiator, extractor fan, vinyl herringbone effect flooring, part-tiled walls.

### **First Floor:**

#### **Landing**

With recently fitted carpet, loft hatch and radiator.

### **Bedroom 14'9 x 14'8 (max points)**

With front aspect UPVC double glazed dormer window with open aspect, built-in airing cupboard housing wall-mounted modern Worcester Bosch gas-fired combination boiler (installed 2021) and fitted shelving, recently fitted carpet, radiator, open archway to en suite shower room.

### **En Suite Shower Room 7'4 x 4'9**

With UPVC frosted double glazed dormer window,

quadrant shower cubicle with Aqualisa electric power shower, wash hand basin with mixer tap over and white gloss finish store cabinet under, WC, fitted mirror with inset lighting, wood effect vinyl flooring, chrome effect heated towel rail, 'aqua-boarding' to walls.

### **Bedroom 11'10 x 11' (max points)**

With side aspect UPVC double glazed window with countryside view, access to eaves storage space, recently fitted carpet, radiator.

### **Outside:**

To the front of the property is a smart, brick block paved driveway providing off-road parking for up to four cars and access to the attached garage. There is gated side access leading through to the rear garden, and a well-tended front garden laid to lawn and with planted shrub and flower borders. There is a recessed front porch area, two outside wall lights and a bin store. The rear garden is mostly laid to lawn with a paved terrace and a concrete base to one corner. There are two outside wall lights, a water tap and a back gate. The garage can also be accessed from the rear garden.

### **Garage 18' x 8'2**

With up and over door, UPVC door to rear, consumer unit, gas and electric meters, power and light.





**Total area: approx. 105.5 sq. metres (1135.7 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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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.