



## Queensway

Dymchurch Romney Marsh TN29 0NB

- Four Double Bedrooms With Fitted Wardrobes
  - Large Rear Garden
  - Modern Fitted Kitchen
  - Versatile Living Space
    - Close To Beach
- Large Family Home
  - Off Road Parking
- Modern Bathroom & Shower Room
  - Annexe Potential

**Offers In Excess Of £460,000 Freehold**





Located on the ever-popular Sands Estate to the eastern side of Dymchurch and within walking distance of its 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 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).

#### **Ground Floor:**

##### **Front Entrance**

With solid wood entrance door with inset leaded and frosted double glazed panel, opening to-

##### **Entrance Lobby**

With wood effect laminate flooring, door to-

##### **Reception Hall 10'5 x 7'1**

With staircase to first floor with UPVC frosted double glazed window to half landing, understairs store cupboard, recessed downlighters, wood effect laminate flooring, coved ceiling, radiator.

##### **Bedroom 10'8 x 10'**

With front aspect UPVC double glazed window looking onto front garden, built-in wardrobe with hanging rail and shelf over, wood effect laminate flooring, radiator.

### **Living Room 19'11 x 12'10**

With front aspect UPVC double glazed window looking onto front garden, large rear aspect UPVC double glazed window and patio door to rear garden, false chimney breast with recessed shelving and two concealed store cupboards to sides, three wall light points, double and single radiators, wood effect laminate flooring, coved ceiling, archway to-

### **Dining Room 9'7 x 8'4**

With rear aspect UPVC double glazed window looking onto rear garden, wood effect laminate flooring, coved ceiling, radiator, door to-

### **Kitchen 12'9 x 9'7**

With rear aspect UPVC double glazed window looking onto rear garden, range of matching gloss finish store cupboards and drawers, roll top work surfaces with tiled splashbacks and concealed lighting over, inset one and a half bowl sink/drainage with pull-out mixer tap over, space for American fridge/freezer, space for electric range cooker with extractor canopy over, space and plumbing for washing machine, recessed downlighters, extractor fan, wood effect laminate flooring, radiator, door to-

### **Lobby 7'4 x 3'1**

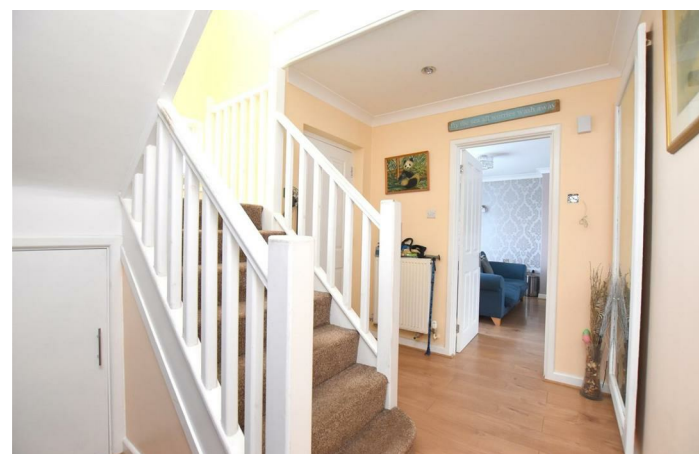
With UPVC back door with frosted double glazed upper panel opening to patio and rear garden, wood effect laminate flooring, recessed downlighters, radiator.

### **Bedroom 14' x 10'**

With side aspect UPVC double glazed window looking onto garden, built-in double and single wardrobes with automatic lighting, wood effect laminate flooring, coved ceiling, radiator.

### **Shower Room 7'8 x 4'3**

With UPVC frosted double glazed window, fully tiled good-sized shower cubicle with sliding door and Mira electric shower unit and recessed downlighter over, fitted vanity unit comprising wash hand basin with mixer tap and tiled splashback over, white gloss store cabinet and drawers under, shelf to side, WC with concealed cistern, extractor fan, wall-mounted electric fan heater, heated towel rail, wood effect laminate flooring.



### **Utility Room 9'2 x 7'6**

With side aspect UPVC double glazed window, roll top work surface with inset stainless steel sink/drainage unit, range of white gloss store cabinets and drawers, further floor-to-ceiling shelved store cupboards with consumer unit and electric meter, space and plumbing for washing machine and dishwasher, wall mounted gas-fired combination boiler, radiator, wood effect laminate flooring, door to-

### **Storeroom 7'11 x 6'8**

With up and over garage door, fitted shelving, power and light.

### **First Floor:**

#### **Landing**

With loft hatch and fitted loft ladder, UPVC frosted double glazed window, coved ceiling.

#### **Bedroom 17'2 x 15'11 (max points)**

With front aspect UPVC double glazed window

and UPVC frosted double glazed window to side, built-in eaves store cupboard, fitted bedroom unit comprising two single wardrobes with a central dressing table, eaves access point, wood effect laminate flooring, radiator.

#### **Bedroom 12'10 x 12'10 (max points)**

With rear aspect UPVC double glazed window looking onto garden and further UPVC frosted double glazed window to side, two floor-to-ceiling fitted wardrobes and shelved linen cupboard, built-in eaves store cupboard, two eaves access points, wood effect laminate flooring, radiator.

#### **Family Bathroom 8'3 x 7'7**

With UPVC frosted double glazed window, panelled bath with central mixer tap and wall-mounted shower attachment over, good-sized fully tiled separate shower cubicle with rainfall shower head and hand-held shower attachment, wash hand basin with mixer tap and light over and white gloss finish store cabinet under, WC



with concealed cistern, shelf over and shelving unit to side, wall light and shaver point, extractor fan, heated towel rail, vinyl flooring.

**Outside:**

The property is set well back from the road by a generous front garden, laid mostly to lawn with a planted border to one side. The front driveway offers off-road parking for two cars and there is gated side access leading to the rear of the property. The large rear garden is again mostly laid to lawn with planted borders. There is a paved patio area along the rear of the house with four wall lights and a power point. There are also four garden sheds, a wood boarded terrace and a concealed and gated store area to the rear. A side pathway has gated access to the front drive, two wall lights and an outside tap.





**Ground Floor**



**First Floor**

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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.