



Mitcham Road

Dymchurch Romney Marsh TN29 0TH

- Semi-Detached Bungalow
- Immaculately Presented
- Modern Kitchen/Diner
- Bathroom With Underfloor Heating
- Gravelled Driveway For Three Cars
- Fully Refurbished
- Living Room With Log Burner
- Two Bedrooms With Fitted Wardrobes
- Front & Rear Gardens
- Close To Amenities & Beach

Asking Price £350,000 Freehold





Mapps Estates are delighted to bring to the market this beautifully presented and recently refurbished two bedroom semi-detached bungalow conveniently located in the heart of Dymchurch and within walking distance of the shops and the beach. The accommodation comprises a spacious living room with a log burner, a modern kitchen/diner with fitted appliances, two bedrooms both with fitted wardrobes, and a stylish bathroom with underfloor heating. The property enjoys a front garden and gravelled driveway with off-road parking space for three cars, and a good-sized rear garden with a large bespoke garden shed. An early viewing of this immaculate bungalow comes highly recommended.



Located in a popular residential area in the heart of Dymchurch, and within easy walking distance of local amenities and the sandy beach. The village centre has a small selection of local shops together with a Tesco mini-store, primary schooling, a doctors' surgery and a 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).



Front Porch 4'6 x 3'7

With composite front door with feature circular frosted double glazed window inset and window over, recessed downlighters with motion sensor, wood effect laminate flooring, internal oak door with inset vertical glazed panels opening to reception hall.

Reception Hall

With wood panelling to walls to dado level, loft hatch and fitted loft ladder, coved ceiling, wood effect laminate flooring, radiator, doors to living room and bedrooms, opening to kitchen/diner.

Living Room 13'6 x 10'8

With front aspect UPVC double glazed window looking onto garden, fireplace with natural stone hearth and recessed cast iron log burner, recessed downlighters to either side of chimney breast, coved ceiling, radiator.



Kitchen/Diner 24'5 x 11'3 (max)

With rear aspect UPVC double glazed window looking onto garden, range of cream gloss finish store cupboards and drawers, solid oak worktops with tiled splashbacks and concealed lighting over, breakfast bar with pendant lighting over, inset one and a half bowl sink/drainers with mixer tap and splashback over, inset four ring induction hob with splashback and AEG extractor over, integral high level double electric oven, space for fridge/freezer, integrated dishwasher and washing machine, plinth lighting, sun pipe, recessed downlighters, wood effect laminate flooring, dining area with pendant lighting over, cupboard housing wall-mounted Vaillant gas-fired combination boiler and underfloor heating control for bathroom, built-in store cupboard and separate shelved linen cupboard with power and space for tumble dryer, rear aspect UPVC double glazed back door to garden, door to bathroom, vertical radiator.

Bedroom 10'8 x 10'7

With front aspect UPVC double glazed window, fitted triple wardrobe with sliding doors, central mirrored door and recessed downlighters over, fitted shelving unit, coved ceiling, two radiators.

Bedroom 10'8 x 9'4

With side aspect UPVC double glazed window

looking onto garden, fitted double wardrobe with sliding doors and recessed downlighters over, feature wood panelling to one wall, wall-mounted TV recess, coved ceiling, radiator.

Bathroom 7'3 x 5'5

With UPVC frosted double glazed window, modern suite comprising shower bath with mixer tap, wall-mounted shower and shower screen over, wash hand basin with mixer tap and mirror with inset lighting over and drawer under, WC, extractor fan, recessed downlighters, fully tiled walls, tiled floor with underfloor heating, retro style radiator.

Outside:

To the front of the property is a low-walled garden laid to lawn, with shrub borders and raised beds, outdoor wall lights and power points, and a wide central path laid to Indian sandstone paving leading to the front entrance porch. To the side is a generous gravelled driveway with off-road parking for three cars and a gate accessing the rear garden. The rear garden is mostly laid to lawn with shrub borders, raised beds and cherry trees to one side. There is an outside tap, power points, wall lights and a recently built bespoke garden shed measuring 13'1 x 5'9 internally. There is also a concrete hardstanding which had previously been the base for a detached garage.





Ground Floor

Approx. 68.1 sq. metres (733.1 sq. feet)



Total area: approx. 68.1 sq. metres (733.1 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.