



Dunstall Lane

St. Marys Bay Romney Marsh TN29 0AB

- Modern Detached Townhouse
 - Large Living/Dining Room
- Two Bathrooms & En Suite Shower Room
 - Family Garden To Rear
- Superb Views Of The Romney Marsh
- Five Double Bedrooms
- Kitchen With Integrated Appliances
 - Separate Utility Room
- Integral Garage & Off-Road Parking
 - Modern Development

Price Guide: £450,000-£475,000 Freehold





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Mapps Estates are delighted to bring to the market this fantastic five bedroom detached family home boasting far-reaching views across the Romney Marsh to the rear and views of the English Channel and coastline to the front. The versatile accommodation is arranged over three floors, with a welcoming reception hall, modern fitted kitchen, generous living/dining room, cloakroom, utility room and an integral garage to the ground floor, three double bedrooms and a large bathroom to the first floor, and two further double bedrooms, an en suite shower room and a separate bathroom to the top floor. Four of the bedrooms enjoy Juliet balconies from which to admire the views. In addition there is a good-sized, well-tended garden to the rear, and off-road parking for two cars to the front. Being sold with the advantage of no onward chain, an early viewing of this desirable family home comes highly recommended.

Located on a private modern development, close to local amenities and within level walking distance of the sandy beaches of St Mary's Bay and bus stop if required. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with a Public House, the Levin Club and an active village hall. The Cinque Port town of New Romney is approximately five minutes away by car and offers further shopping facilities and amenities including a Sainsbury's store and both secondary and primary schooling; further primary schooling is available in Dymchurch which also offers a small selection of shops together with a Tesco mini store. The larger Cinque Port town of Hythe is approximately fifteen minutes by car and offers a far greater selection of independent shops together with Sainsbury's, Aldi and Waitrose stores. The historic Royal Military Canal also runs through the centre of the town and Hythe enjoys an unspoilt seafront promenade. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

Ground Floor:

Front Entrance

A covered entrance porch with outdoor wall light and bin store cupboard.

Reception Hall 10'3 x 7'1

With wooden entrance door and double glazed window to side, stairs to first floor, wood flooring, heating control panel, coved ceiling, consumer unit, radiator.

Cloakroom

With wall-hung wash hand basin with mixer tap and tiled splashback over and wood effect cabinet under, wall-mounted mirrored cabinet over, WC with concealed cistern and shelf over, extractor fan, recessed downlighters, tiled floor, radiator.

Kitchen 9'8 x 9'8

With front aspect UPVC double glazed window looking onto garden, modern fitted kitchen comprising a range of grey store cupboards and drawers, composite worktops and upstands with concealed lighting over, recessed one and a half bowl stainless steel sink with mixer tap over and integral drainer to worktop, inset four ring induction hob with splashback and pull-out extractor fan over and electric oven under, integrated fridge/freezer and dishwasher, cupboard housing wall-mounted Ideal gas-fired boiler, recessed downlighters, tiled floor, radiator.

Living/Dining Room 21'1 x 15'10

With rear aspect UPVC double glazed French doors to patio and garden, rear aspect UPVC double glazed window to side, large walk-in understairs store cupboard, wood flooring, coved ceiling, two radiators.

Utility Room 9'11 x 5'6

With wooden double glazed back door to garden, range of fitted store cupboards, quartz effect worktop and splashback, inset stainless steel sink/drainage with mixer tap over, space and plumbing for washing machine and tumble dryer, extractor fan, recessed downlighters, electric heater, tile effect laminate flooring, door to garage.

Integral Garage 17' x 9'11 (max)

With electric up and over door, fully plastered walls and ceiling, fitted skirting boards, loft hatch and fitted loft ladder, power and light.

First Floor:

Landing

With stairs to second floor.



Bedroom 16' x 9'9

With large rear aspect UPVC double glazed window and door to Juliet balcony enjoying far-reaching views across the Romney Marsh, heating thermostat, coved ceiling, radiator.

Bedroom 12'4 x 10'

With rear aspect UPVC double glazed window with Romney Marsh view, coved ceiling, radiator.

Bedroom 10'7 x 9'7

With large front aspect UPVC double glazed window and door to Juliet balcony with open aspect and coastline glimpses, coved ceiling, radiator.

Family Bathroom 10'1 x 6'2

With UPVC frosted double glazed window, modern suite comprising panelled bath with tiled walls over, fully tiled shower cubicle with rainfall showerhead and separate hand-held shower attachment, wall-hung wash hand basin with mixer tap and tiled splashback and fitted shelf over, fitted mirror with inset lighting, WC with concealed cistern, vinyl flooring, recessed downlighters, chrome effect heated towel rail, extractor fan.

Second Floor:

Landing

With built-in cupboard housing pressurised hot water cylinder, coved ceiling, radiator.

Bedroom 19'5 x 12'5 (max points)

With large rear aspect UPVC double glazed window and door to Juliet balcony enjoying far-reaching views across the Romney Marsh, UPVC double glazed window to side with Romney Marsh view, fitted wardrobes to one wall with mirrored sliding doors, hanging rails and fitted shelving, coved ceiling, radiator.

Bedroom 12'8 x 9'11

With large front aspect UPVC double glazed window and door to Juliet balcony with open aspect and views of the English Channel and coastline, loft hatch, radiator, door to en suite shower room.

En Suite Shower Room 6'5 x 6'2

With front aspect UPVC double glazed window with view of sea and coastline, fully tiled shower cubicle with rainfall showerhead and separate hand-held shower attachment, fitted vanity unit comprising wash hand basin with mixer tap and tiled splashback over and shelf to side, wood effect



drawer under, WC with concealed cistern, fitted mirrored bathroom cabinet with inset lighting, recessed downlighters, extractor fan, chrome effect heated towel rail, tiled floor.

Bathroom 8'5 x 6'1

With panelled bath with wall-mounted shower attachment and tiled splashback over, wash hand basin with mixer tap and tiled splashback over and wood effect drawers under, fitted mirrored bathroom cabinet with lighting over, WC with concealed cistern and shelf over, recessed downlighters, chrome effect heated towel rail, extractor fan, vinyl flooring.

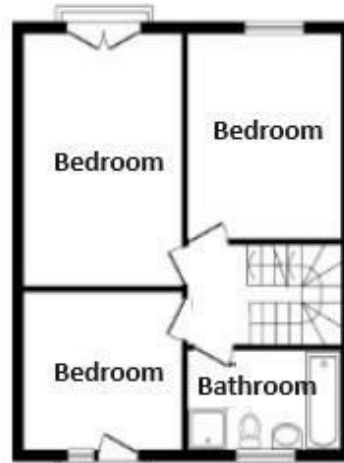
Outside:

The property enjoys a family garden to the rear, laid to artificial grass for low maintenance with planted shrub borders, a large patio laid to Indian sandstone paving, two wall lights, outside tap and power points, a gardener shed and gated side access to the front of the property. The front driveway is laid to brick block paving and provides off-road parking for two cars. The front garden had been laid to pea shingle, with planted borders and a paved front terrace.





Ground Floor



First Floor



Second Floor

Total floor area 169.6 sq.m. (1,826 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(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.