



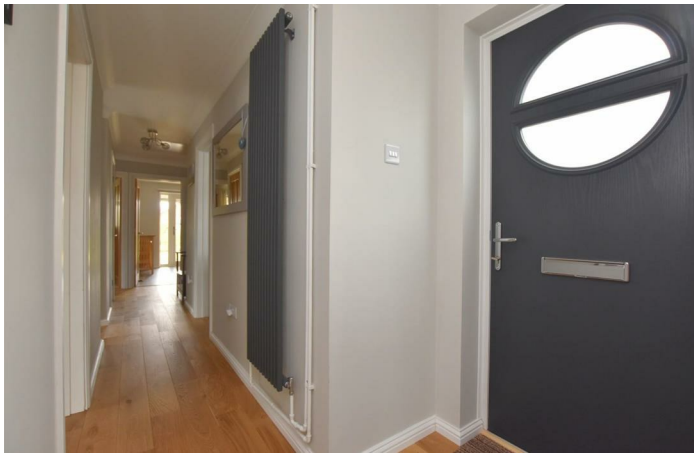
Anne Roper Close

New Romney TN28 8UA

- Detached Bungalow Residence
 - Three Bedrooms
 - Luxury Modern Bathroom
- Living/Dining Room With Log Burner
- Well-Tended Gardens & Covered Sun Porch
- Extensively Refurbished
 - En Suite Shower Room To Master Bedroom
 - Kitchen & Utility Room Fitted 2023
- New Boiler Installed 2021 With 12 Year Guarantee
- Garage & Driveway For Three Cars

Asking Price £499,995 Freehold





Mapps Estates are delighted to bring to the market this impeccably presented three bedroom detached bungalow residence set in a quiet, sought-after cul-de-sac within level walking distance of the seafront and local golf courses. In the past few years, the current owners have had the property extensively refurbished, including new double glazed windows and external doors, a new boiler installed in 2021, a modern fitted kitchen, utility room and bathroom, and an en suite shower room to the master bedroom. The well-proportioned accommodation comprises a welcoming reception hall with engineered oak flooring, a living/dining room with a contemporary design log burner, a stylish kitchen with integrated appliances and underfloor heating, a separate utility room, a master bedroom with en suite shower room, and two further bedrooms. The well-tended and attractively landscaped rear garden is a delightful space, enjoying the benefit of a large covered sun porch along the rear of the bungalow. There is also an attached garage and a tarmac driveway for up to three cars. An early viewing comes highly recommended to fully appreciate the high quality of this desirable home.

Located in a quiet cul-de-sac within a short walk of Littlestone green and beach and within level walking distance of Littlestone Championship golf course. In the nearby Cinque Port town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store, a public library, and doctors' and dentists' surgeries. The Romney, Hythe & Dymchurch light railway also has a station in the town, while Dungeness National Nature Reserve is just a short drive away. The market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities, access to the M20 as well as high speed rail services available from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading west along the coast you will find the picturesque town of Rye, while to the east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover for access to mainland Europe.

Front Entrance

With composite entrance door with feature inset frosted double glazed circular window, opening to reception hall.

Reception Hall 21'10 x 6'8 (max points)

With engineered oak flooring, feature vertical graphite grey radiator, built-in cloaks cupboard, built-in store cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, heating thermostat, coved ceiling, loft hatch with fitted loft ladder.

Living/Dining Room 22'6 x 16'

With two front aspect UPVC double glazed windows to living room area, contemporary design log burner, side aspect UPVC double glazed window to dining area, two radiators, coved ceiling, two glazed panel doors to reception hall.

Kitchen 11'8 x 9'

With glazed panel door to reception hall, front aspect UPVC double glazed window, modern fitted kitchen comprising Carysil 'Minerva' composite worktops and matching upstands, inset one and a half bowl sink/drainers with mixer tap over, inset four ring gas hob with splashback and extractor fan over, comprehensive range of grey gloss finish store cupboards and drawers, underfloor heating control, integrated slimline dishwasher and fridge/freezer, fitted high level AEG double electric oven, coved ceiling, tiled floor with electric underfloor heating.

Utility Room 7'8 x 4'10

With UPVC frosted double glazed back door, granite effect fitted worktop with matching upstand and inset stainless steel sink/drainers with mixer tap over, grey gloss finish store cupboards, space and plumbing for washing machine and tumble dryer, tiled floor, radiator.

Master Bedroom 16'9 x 13'5 (max points)

With rear aspect UPVC double glazed window looking onto garden, radiator, open doorway to en suite shower room.

En Suite Shower Room

A modern suite comprising a shower cubicle with aquaboard panelling and Bristan electric shower unit, wash hand basin with mixer tap over and store cabinet under, WC, extractor fan, shaver point, radiator, vinyl tiled flooring.

Bedroom 11'5 x 10'3

With rear aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

Bedroom 10'2 x 7'7

With rear aspect UPVC double glazed window and door to sun porch and garden, wood effect laminate flooring, radiator.

Bathroom 7'8 x 5'3

With UPVC frosted double glazed window, modern suite comprising panelled bath with mixer tap, shower with rainfall showerhead and separate hand-held attachment and shower screen, combination downlighter/extractor fan over, wash hand basin with mixer tap over and shelf to side, white gloss store cabinets under and WC with concealed cistern, chrome effect heated towel rail, wood effect tiled floor.

Outside:

To the front of the property is a tarmac driveway providing off-street parking for three cars; there is a garden area laid to pea shingle, a water butt, gated access to both sides and an outdoor wall light by the front entrance. The well-tended rear garden has been attractively landscaped with well-stocked flower and shrub borders surrounding the main lawn. Along the rear of the bungalow is a paved terrace covered by a hardwood-framed canopy with a

recently-replaced polycarbonate roof. There is also a gravelled seating terrace to the side bordered by a feature curved brick-built flower bed. There are two garden sheds (one 10' x 6' and one 8' x 6'), two log stores, two water butts, an outside tap and a gated side pathway.

Garage 16'7 x 8'2

With up and over door, UPVC frosted double glazed door to side, consumer unit, power and light.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.