



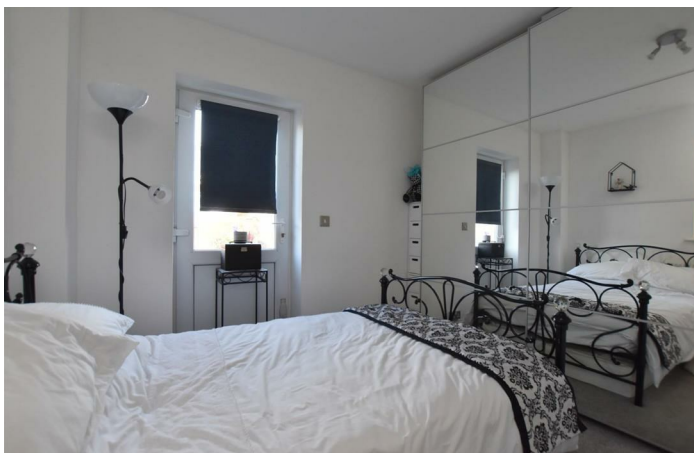
Mulberry Close

St. Marys Bay Romney Marsh TN29 0UN

- Modern Detached Townhouse
- Generous Open Plan Living Space
 - Ground Floor Annexe
- Family Bathroom & En Suite Shower Room
 - Large Garage & Off-Road Parking
- Five Bedrooms
- Spacious & Versatile Accommodation
 - Large Fitted Kitchen
 - Rear Garden & Patio
 - Close To Amenities & Beach

Price Guide £400,000 Freehold





*** Four/Five Bedroom Townhouse Incorporating A One Bedroom Annexe ***

*** Price Guide: £400,000-£425,000 ***

Mapps Estates are delighted to bring to the market this modern, well-presented detached five bedroom townhouse residence located in the heart of the village of St Mary's Bay, close to local amenities and within walking distance of the beach. The generous and versatile accommodation is arranged over three floors: to the ground floor is a cloakroom, an annexe comprising a bedroom and open plan living space with a fitted kitchen, and a large integral garage with a fitted utility area. On the first floor you will find an open plan living space comprising lounge and dining area opening to a fitted kitchen, as well as the master bedroom with en suite shower room and walk-in wardrobe, while the second floor offers three further bedrooms and a family bathroom. The enclosed rear garden has a lawn and a large paved patio, while to the front there is off-road parking for three cars. An early viewing of this well-appointed family home comes highly recommended.

Located in the coastal village of St Mary's Bay, close to local amenities and within level walking distance of the sandy beaches 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 nearby 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 away 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 Porch

With pitched roof canopy over, side bin store area, quarry tiled flooring, outdoor power points and wall light, UPVC frosted double glazed front door opening to reception hall.

Reception Hall 18'1 x 8'1 (max)

With wood effect laminate flooring, fitted doormat, stairs to first floor with storage space under, heating thermostat, radiator.

Cloakroom

With UPVC frosted double glazed window, wall hung wash hand basin with mixer tap and tiled splashback, WC, extractor fan. wood effect vinyl flooring, radiator.

Integral Garage 19'8 x 12'1

With up and over door, door to reception hall, utility area with space and plumbing for washing machine and tumble dryer, range of wall-mounted store cupboards, wall-mounted Worcester Bosch gas-fired combination boiler, modern consumer unit, power and light.

Annexe comprising:

Open Plan Living Space 11' x 10'10

With inner hallway from reception hall, fitted kitchen comprising a square edge worktop with splashback and concealed lighting over, pull-up power/USB tower, inset resin sink with mixer tap over, twin induction hob with extractor over, fitted high level electric oven and microwave, integrated undercounter fridge, range of white gloss finish store cupboards and drawers, tile effect vinyl flooring, radiator, rear aspect UPVC double glazed French doors opening to patio and garden with fitted blinds, door to bedroom.

Bedroom 11' x 10'

With side aspect UPVC double glazed window, UPVC double glazed back door to rear garden, radiator.

First Floor:

Landing

With side aspect UPVC double glazed window, heating control panel, stairs to second floor, doors to master bedroom and living/dining room.



Open Plan Living Space 21'2 x 20'3

Comprising a large Lounge/Diner with Karndean flooring throughout, front aspect UPVC double glazed window, coved ceiling, radiator, opening through to the Kitchen (13'2 x 8'3) with a range of wood effect store cupboards and drawers, roll top work surfaces with tiled splashbacks, inset stainless steel one and a half bowl sink/drainers with mixer tap over, four ring gas hob with extractor canopy over and electric oven under, integrated fridge/freezer, space and plumbing for dishwasher, radiator, recessed downlighters, Karndean flooring, front aspect UPVC double glazed window.

Master Bedroom 16' x 10'11

With rear aspect UPVC double glazed window looking onto garden with distant countryside views, double doors to walk-in wardrobe (4'11 x 4'7), door to en suite shower room, radiator.

En Suite Shower Room 6' x 5'5

With UPVC frosted double glazed window, quadrant shower cubicle, pedestal wash hand basin with mixer tap over, WC, chrome effect heated towel rail, extractor fan, recessed downlighters, tile effect vinyl flooring.

Second Floor:

Landing

With side aspect UPVC double glazed window, loft hatch.

Bedroom 12'6 x 11'3

With rear aspect UPVC double glazed dormer window with distant countryside views, radiator.

Bedroom 13'6 x 12'6

With front aspect UPVC double glazed dormer window with distant countryside views, radiator.

Bedroom 10' x 8'3

With front aspect UPVC double glazed dormer window with distant countryside views, radiator.

Family Bathroom 8'3 x 7'8

With UPVC frosted double glazed dormer window, panelled bath with mixer tap, rainfall shower and hand-held shower attachment and bi-fold shower screen over, wall-hung wash hand basin with mixer tap over, WC, part-tiled walls, extractor fan, recessed downlighters, heated towel rail, wood effect vinyl flooring.

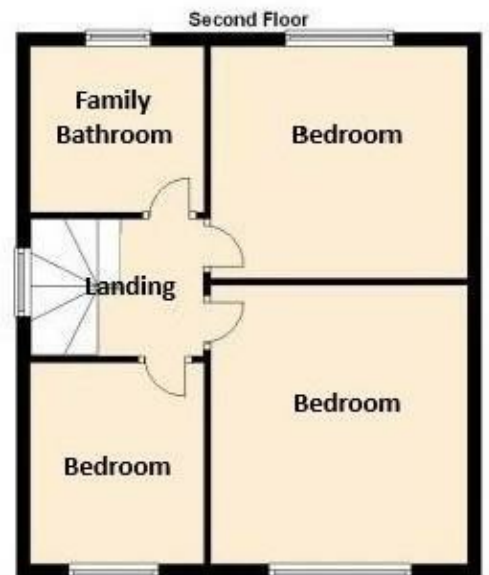
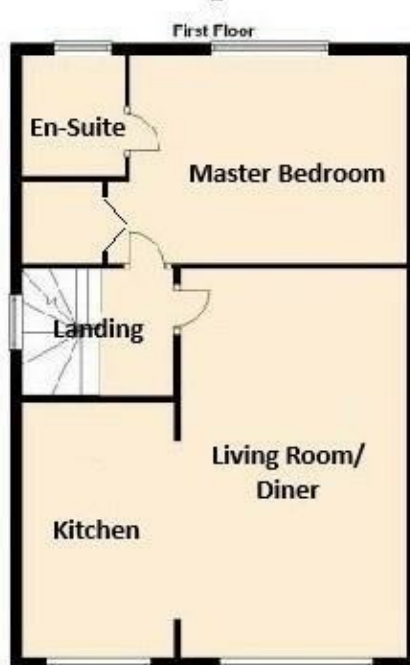
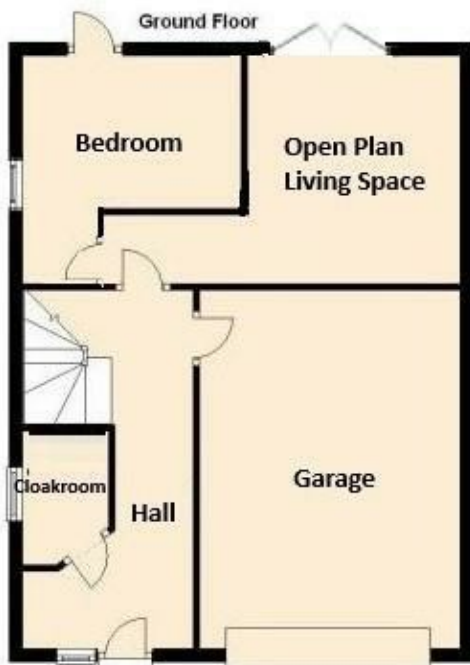
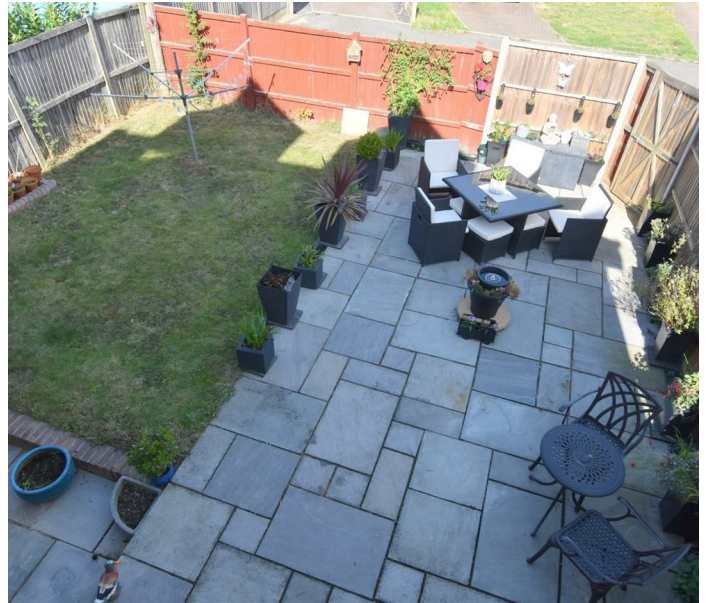
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Outside:

To the front of the property is a driveway with off-road parking space for three cars, with raised shrub borders to both side with inset lighting. A side gate opens through to a paved passageway with a garden shed, tap and water butt, and leading through to the rear garden. This has a lawned area as well as a large patio laid to Indian sandstone and an additional paved lower terrace. There is also an outdoor wall light and a back gate.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	85
(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.