



## St. Nicholas Road

Littlestone New Romney TN28 8QA

- Well Presented
- Detached House
- Ample Off Road Parking & Garage
- Spacious Dining Room
- Conservatory
- Four Bedrooms - One With Open En-Suite
- Beautiful Rear Garden
- Generous Living Room
- Modern Family Bathroom
- Fitted Kitchen/Breakfast Room & Utility

**Asking Price £600,000**





Mapps Estates are delighted to bring to the market this well-presented and spacious four bedroom family home situated within walking distance of Littlestone's beach and golf course. The accommodation to the ground floor comprises a welcoming entrance hall, spacious living room which leads through to a generous dining room, a large kitchen/breakfast room, conservatory and cloakroom. Upstairs you will find three double bedrooms, one of which boasts an open en suite, a good single bedroom, and a family bathroom. In addition, the property enjoys the most beautifully tended front and rear gardens and boasts a brick built workshop and potting shed. There is also the benefit of a gated driveway providing ample off-road parking, and a garage. An early viewing of this desirable family home comes highly recommended.

Located in the popular residential area of Littlestone, within a short walk of the green, beach and within 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, doctors' and dentists' surgeries. The Romney, Hythe & Dymchurch railway also has a station in the town, while Dungeness National Nature Reserve is just a short drive away. There are two local primary schools nearby and the Marsh Academy secondary school is within walking distance. The ever-expanding 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.

## Ground Floor:

### Entrance Porch

With Upvc double glazed sliding doors with windows to side, tiled flooring.

### Entrance Hall

With Upvc front door, Upvc double glazed frosted window to front, built in under stairs cloak cupboard, radiator, coved ceiling, stairs to first floor, doors to:

### Living Room 19'1 x 10'11

With Upvc double glazed window to front. feature fireplace with brick surround, radiator, coved ceiling, archway leading through to:

### Dining Room 11'11 x 11'9

With Upvc double glazed window to rear overlooking the beautiful garden and sliding patio doors to side, coved ceiling,, wood effect laminate flooring, radiator.

### Kitchen 9'11 x 9'10

With a range of matching wall and base units, roll top worksurfaces, tiled splash backs, inset single drainer stainless steel sink, space and plumbing for dishwasher, space for undercounter fridge/freezer, space for oven with extractor over, tiled floor, coved ceiling, radiator, door through to:

### Utility Room 8'6 x 6'11

With Upvc door to side, a range of matching wall and base units, roll top worksurfaces, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, tiled floor, coved ceiling, door to:

### Conservatory 12'11 x 10'0

Of brick base construction with Upvc double glazed windows over and sliding patio doors to side, tiled flooring. electric ceiling fan and light.

### Cloakroom

With white suite comprising concealed cistern WC, wall hung wash hand basin with cupboard under, part tiled walls, tiled floor, radiator, Upvc double glazed frosted window to front.

## First Floor:



## Landing

With hatch to loft space, built in shelved linen cupboard housing hot water cylinder, doors to:

## Bedroom 11'10 x 11'10 plus door recess

With Upvc double glazed window over looking the beautiful rear garden, range of built in bedroom furniture, radiator, coved ceiling.

## Bedroom 10'0 x 9'9

With Upvc double glazed window to rear overlooking the garden, radiator, coved ceiling, enclosed shower cubicle with rainwater shower head, extractor fan, vanity wash hand basin with mixer tap over and cupboards under, door to built in eaves storage area with Velux window.

## Bedroom 10'10 x 9'1

With Upvc double glazed window to front, radiator, coved ceiling, recessed downlighters, built in triple wardrobe with matching bedside table and drawers to one wall.

## Bedroom 9'4 x 7'7

With Upvc double glazed window to side, radiator, coved ceiling.

## Modern Family Bathroom 7'11 x 5'4

A white suite comprising a vanity unit suite with concealed cistern WC and inset sink with mixer tap over, 'P' shaped bath with glazed screen to side, Aqualisa shower over with wall mounted smart remote control outlet, tiled walls and floor, traditional column towel rail radiator, under floor heating, recessed spotlights, Upvc double glazed frosted window to front.

## Outside:

The well-tended rear garden is considered a particularly appealing feature of this property and boasts an abundance of established trees and shrubs. There is the benefit of a gravelled seating area, in addition to a paved outdoor seating area accessed from both the dining room and conservatory, a potting shed and brick built workshop. A side gate takes you to the front



garden, which is as beautifully kept as the rear, and again has an array of beautiful plants. The gated driveway is laid to brick block paving and provides off road parking for several cars and access to the garage.

**Garage 16'7 x 8'8**

With up and over door, power and light.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(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	

**Mapps Estates Sales Office**

61 Tritton Gardens, Dymchurch,  
 Romney Marsh, Kent, TN29 0NA

**Contact**

01303 232637  
 info@mappsestates.co.uk  
<http://www.mappsestates.co.uk>

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.