



St. Nicholas Road

Littlestone New Romney TN28 8PT

- Stunning Detached Family Home
 - Five Bedrooms
- Large Contemporary Kitchen/Diner
- Underfloor Heating To Hall, Kitchen & Utility
 - Beautiful Rear Garden
- Remodelled & Fully Refurbished
 - Luxury Bathroom & En Suite
 - Living Room With Log Burner
- High Specification Finish Throughout
- Ample Off-Road Parking & Garage

Asking Price £595,000 Freehold





Mapps Estates are delighted to bring to the market this beautifully presented five bedroom detached chalet style residence located on the sought-after St Nicholas Road in Littlestone. The current owners have spared no expense transforming the modest original bungalow into a substantial family home, extending to the rear and adding first floor accommodation, and refurbishing throughout to an exceptionally high standard. The well-proportioned accommodation to the ground floor comprises a large and inviting reception hall, a spacious kitchen/diner with bi-fold doors opening to the rear patio and garden, a living room with a log burner, a separate utility room, cloakroom, the master bedroom with a walk-in wardrobe and en suite shower room, and a further bedroom. The first floor is accessed via an attractive bespoke oak staircase with glazed balustrades, and offers three further bedrooms, the largest having a Juliet balcony from which to admire the garden, a luxury family bathroom and a useful storeroom. The good-sized rear garden has been beautifully landscaped and enjoys a paved terrace laid to Indian sandstone, while to the front is a gravelled driveway providing ample off-road parking and access to the garage. An early viewing of this stunning contemporary home comes highly recommended.

Located in a popular residential area within walking distance of the green and beach and 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:

Front Porch

A recessed porch with Indian sandstone flooring and recessed downlighter over, composite entrance door with double glazed window to side, opening to reception hall.

Reception Hall 16'5 x 10'4 (max points)

With Porcelanosa tiled flooring and underfloor heating, bespoke oak staircase to first floor with glazed balustrade, separate controls for central heating and underfloor heating, recessed downlighters, radiator, doors to bedrooms, opening through to kitchen/diner.

Kitchen/Diner 22'4 x 16'2

With side aspect UPVC double glazed window and rear aspect double glazed bi-fold doors opening to patio and garden, contemporary fitted kitchen comprising a comprehensive range of dark blue wood grain effect store cupboards and drawers, quartz worktops with matching upstands and concealed lighting over, inset one and a half bowl stainless steel sink with integral drainer to worktop, five ring Neff induction hob with splashback and extractor over, fitted high level Neff electric ovens and warming drawer, integrated Zanussi larder fridge and freezer, integrated Electrolux dishwasher, matching island unit with quartz worktop and breakfast bar with pendant lighting over and drawers under, Porcelanosa tiled floor with underfloor heating, feature exposed brick wall, space for large dining table, recessed downlighters, underfloor heating control panel, door to utility room, glazed double doors to living room.

Living Room 22'4 x 13'

With full length side and rear aspect UPVC double glazed windows looking onto patio and garden, fireplace with recessed cast iron log burner set onto slate hearth, bespoke fitted store cupboards to both chimney breast recesses with oak tops and shelving over, two radiators.

Utility Room 11'1 x 6'7

With UPVC double glazed back door, quartz worktop and matching upstand and store cupboards under, inset stainless steel sink with integral drainer to worktop, two wall-mounted store cupboards with fitted oak shelving between, space and plumbing for washing machine and tumble dryer, Porcelanosa tiled flooring with underfloor heating, recessed downlighters, walk-in shelved store cupboard, underfloor heating control panel, door to cloakroom.



Cloakroom

With wall hung WC and concealed cistern, wash hand basin with mixer tap over and white gloss finish store cabinet under, fitted mirror, extractor fan, feature contemporary oak panelling to one wall, cupboard housing consumer unit, sensor-controlled downlighter, heated towel rail, Porcelanosa tiled floor.

Master Bedroom 12'3 x 11'10

With front aspect UPVC double glazed window and bespoke fitted shutters, bi-fold door to walk-in wardrobe with sensor-controlled downlighters, fitted hanging rails, shelving and drawers, radiator, door to en suite shower room.

En Suite Shower Room 8'1 x 3'11

With fully tiled walk-in shower cubicle and Aqualisa shower with rainfall shower and separate hand-held shower attachment, fitted vanity unit comprising wash hand basin with mixer tap over and matching shelf to side, metro tiled splashback, fitted mirrored bathroom cabinet over with integral lighting and shaver point, store cabinet under with wall hung WC to side with concealed cistern, recessed downlighters, extractor fan, heated towel rail, wood effect vinyl flooring.

Bedroom 10'5 x 9'11

With front aspect UPVC double glazed window with bespoke fitted shutters, coved ceiling, radiator.

First Floor:

Landing 14'2 x 7'8

With oak handrails and glazed balustrade, Velux window, recessed downlighters.

Bedroom 18'9 x 9'11

With side aspect Velux window with fitted blind, rear aspect UPVC double glazed doors opening to glazed Juliet balcony overlooking the rear garden, bespoke fitted wardrobes, radiator.

Bedroom 18'8 x 8'3

With side aspect Velux window with fitted blind and open view, rear aspect UPVC double glazed windows with fitted blinds looking onto rear garden, radiator.

Bedroom 14'7 x 10'5 (max)

With rear aspect Velux window with fitted blind, bespoke fitted desk with oak top and fitted shelving over and two store cabinets under, radiator.



Family Bathroom 12'7 x 6'6

With side aspect Velux window with fitted blind, bath with mixer tap over and hand-held shower attachment, separate fully tiled walk-in shower cubicle and Aqualisa shower with rainfall shower and separate hand-held shower attachment, fitted vanity unit comprising quartz shelf with inset wash hand basin with mixer tap over, shaver point, range of wood effect store cabinets and drawers, wall-hung WC with concealed cistern, recessed downlighters, extractor fan, heated towel rail, Porcelanosa tiled floor.

Attic Room 14'6 x 10'10 (max points)

A useful additional storeroom which could be used as a playroom or home office, with feature exposed rood timbers, bi-fold door to large walk-in airing cupboard with radiator, fitted shelving and sensor-controlled downlighter, wall light, door to eaves storage space housing Worcester Bosch gas-fired boiler and pressurised hot water cylinder, wall light.

Outside:

To the front of the property is a sizable driveway laid to gravel and providing off-road parking space for multiple cars, easily accommodating a motorhome or caravan if required. The drive is bordered to the front

by a smart picket fence with recently planted laurel hedging behind. There are outside wall lights and a double power point, and gated side access leading through to the back garden. The rear garden enjoys a generous patio area laid to Indian sandstone with a pathway leading to a further terrace to the rear. A pergola adorned with wisteria has been erected over the patio, looking onto the central lawn. There are also raised beds with inset lighting, shrub borders, a water butt, tap, outdoor wall lights and power points, a large garden shed (11'7 x 7'9) and a children's play area laid to bark chippings.

Garage 17'1 x 10'1

With up and over door, multiple power points and lighting, consumer unit, UPVC double glazed door to rear opening to patio and garden.





Total floor area 217.6 sq.m. (2,343 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	82
(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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