



## Holly Road

St. Marys Bay Romney Marsh TN29 0XB

- Semi-Detached Residence
  - Three Bedrooms
  - Kitchen & Store Room
- Separate Living & Dining Rooms
  - Garage & Gated Driveway
- Beautifully Presented
- Large Insulated Conservatory
- Bathroom & Downstairs WC
  - Attractive Rear Garden
  - Close To Local Amenities

**Offers In Excess Of £350,000 Freehold**







Mapps Estates are delighted to bring to the market this beautifully presented three bedroom semi-detached residence on the popular 'Tree' estate and within easy walking distance of local amenities and the village hall. The property has benefitted from numerous home improvements in recent years and now offers a well-appointed family home. The generous ground floor accommodation comprises an entrance hall, cloakroom, spacious living room, separate dining room, a large conservatory with a modern insulated roof, a fitted kitchen and a useful lean-to store room, while upstairs you will find the three bedrooms and the family bathroom. The attractive rear garden has been designed with low maintenance in mind, while to the front is a gated driveway with off-road parking for up to three cars and a garage. An early viewing comes highly recommended.

Located on the popular 'Tree Estate' 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; the nearby village of Dymchurch 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**

Recessed entrance with outdoor wall light, composite front door with inset frosted double glazed panels and windows to side, opening to entrance hall.

**Entrance Hall 4'10 x 3'5**

With Amtico wood effect flooring, coved ceiling, dado rail, door to cloakroom and frosted glazed panel door to living room, radiator.

**Cloakroom**

With UPVC frosted leaded double glazed window, fully tiled walls, WC, wall-hung wash hand basin with mixer tap over, chrome effect heated towel rail, Amtico wood effect flooring.

**Living Room 14'4 (max) x 14'2**

With front aspect UPVC leaded double glazed window, soundproofing to party wall, dado rail, coved ceiling, stairs to first floor, understairs store cupboard, glazed panel door to dining room, open doorway to kitchen, radiator.

**Dining Room 9'1 x 8'5**

With rear aspect UPVC double glazed window and sliding door to conservatory, soundproofing to party wall, coved ceiling, dado rail, radiator.

**Conservatory 16'6 x 10'1**

With pitched insulated roof with two double glazed skylight windows, brick base with UPVC double glazed windows and French doors to garden, wall lights, multiple power points, contemporary design vertical radiator, tiled floor.

### **Kitchen 9'8 x 8'5**

With rear aspect UPVC double glazed window looking through conservatory to garden, rolltop work surfaces with tiled splashback, inset one and a half bowl stainless steel sink/drainage with mixer tap over, four ring gas hob with splashback and extractor over and electric oven under, range of matching store cupboards and drawers, space for washing machine, space for fridge/freezer, wall-mounted Worcester Bosch gas-fired combination boiler, coved ceiling, Amtico tiled flooring, radiator, UPVC frosted double glazed door to store room.

### **Store Room 14'9 x 3'10**

A UPVC lean-to providing a useful room for additional kitchen storage space, with UPVC double glazed windows and sliding back door, pitched double glazed roof, square edge worktop and matching upstands, range of matt white finish store cupboards, power and light, Amtico tiled flooring.

### **First Floor:**

#### **Landing**

With side aspect UPVC leaded double glazed window and radiator to half landing, built-in linen cupboard, coved ceiling.

#### **Bedroom 11'2 x 9'6**

With front aspect UPVC leaded double glazed window with open aspect, soundproofing to party wall, recessed double wardrobe with bi-fold sliding doors, coved ceiling, radiator.

#### **Bedroom 10'10 x 9'5**

With rear aspect UPVC leaded double glazed window looking onto garden, soundproofing to party wall, recessed double wardrobe with bi-fold sliding doors, coved ceiling, radiator.

#### **Bedroom 9'9 x 7'9**

With front aspect UPVC leaded double glazed window with open aspect, coved ceiling, radiator.

### **Bathroom 8'6 x 6'5**

With UPVC frosted leaded double glazed window, shower bath with mixer tap, wall-mounted Triton electric shower and shower screen over, wash hand basin with mixer tap over and white gloss finish store cabinets and drawers under, WC, chrome effect heated towel rail, vinyl flooring, loft hatch with fitted loft ladder.

### **Outside:**

To the front of the property is a generous driveway with double five bar gates, laid to slate chippings and providing off-road parking for up to three cars and access to the garage. There is a paved pathway and a side pathway leading to the front entrance, outdoor lighting, hedging and shrubs to one side, and a side gate opening to a paved pathway with water butts, a small garden shed and an outside tap. The path opens up to the rear garden which has been attractively landscaped with low maintenance in mind, being mostly laid to paving with planted borders, a decked seating area, an area of artificial grass, outdoor power point and pretty planted borders.

### **Garage 15'6 x 8'2**

With remote controlled roller door, power and light, gas meter and consumer unit, personal door to side.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.