



Dunstall Close St. Marys Bay TN29 0QY

- Detached Chalet Bungalow
- Spacious Modern Rear Extension
 - Large Kitchen/Diner
- Self-Contained First Floor Accommodation
 - Front & Rear Gardens & Outbuilding
- Generous & Versatile Accommodation
 - Living Room With Log Burner
 - Two Ground Floor Bedrooms
 - Various Home Office Options
 - Off-Road Parking For Three Cars

Asking Price £495,000 Freehold





Mapps Estates are delighted to bring to the market this deceptively spacious four bedroom detached chalet bungalow residence located in a private road within level walking distance of the seafront. To the ground floor is a reception hall, cloakroom, a spacious sitting room with log burner, two double bedrooms and a large modern shower room; the already generous accommodation is further enhanced by the addition of a large rear and side extension opening onto the rear garden, offering two study areas and a spacious living/dining room with a feature roof lantern. An additional room to the ground floor is accessed both via the sitting room as well as having its own front door; from here, stairs lead up to the first floor accommodation which comprises a kitchen/diner, two bedrooms and an en suite bathroom which could serve as a self-contained annexe if required. There is a good-sized rear garden with a useful outbuilding, a further front garden and off-road parking for three cars. An early viewing comes highly recommended.

Located on a private road, close to local amenities and within level walking distance of the sandy beaches of St Mary's Bay 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 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 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:

Reception Hall 7' x 4'1

With UPVC front door and leaded double glazed windows to sides, vinyl tiled flooring, frosted glazed panel door to sitting room, door to cloakroom, open doorway to kitchen/breakfast room, radiator.

Cloakroom

With UPVC frosted double glazed leaded window, wall-hung wash hand basin, WC, fully tiled walls and floor, radiator.

Sitting Room 15'11 x 13'10

With front aspect UPVC leaded double glazed windows looking onto garden, frosted glazed panel door to side reception room, door to bedroom, exposed brick fireplace and surround with cast iron log burner, exposed ceiling timbers, tiled floor, radiator.

Kitchen/Breakfast Room 18'2 x 8'10

With front and side aspect UPVC leaded double glazed windows, granite worktops and upstands, inset one and a half bowl stainless steel sink with mixer tap over and integral drainer to worktop, opening through to side, breakfast bar, space for range style cooker with extractor over, space for two fridge/freezers, matching range of store cupboards, display cabinets and drawers, tiled walls, vinyl tiled floor, space and plumbing for washing machine and dishwasher, radiator, built-in store cupboard, sliding door through to inner hallway.

Inner Hallway 7'8 x 3'7

With built-in linen cupboard, doors to shower room, study and sliding door to bedroom.

Shower Room 8' x 7'8

With UPVC frosted double glazed window, large walk-in shower enclosure with Aquaboarding to walls, rainfall shower and separate hand-held shower attachment, vanity unit comprising wash hand basin with mixer tap over and store cabinet under, WC with concealed cistern to side, tiled walls, tiled floor, radiator.

Bedroom 12'9 x 11'4 (max)

With rear aspect UPVC double glazed window looking through rear extension, coved ceiling, radiator.

Study Area 12'1 x 6'10

With wood effect laminate flooring, radiator, opening through to rear extension.



Living/Dining Room 28'6 x 10'4

A sizable modern extension offering ample living and dining room space, with rear aspect UPVC double glazed windows and French doors to patio and garden, roof lantern, recessed downlighters, wood effect laminate flooring, two radiators, internal UPVC double glazed French doors opening to home office.

Home Office 14'6 x 5'1

With UPVC frosted double glazed windows, roof lantern, recessed downlighters, wood effect laminate flooring, hatch looking through to kitchen, radiator.

Bedroom 19'4 (max) x 11'

With rear aspect UPVC double glazed window and door to patio and garden, range of fitted wardrobes with mirrored sliding doors, coved ceiling, tiled floor, radiator.

Side Reception Room 16'6 x 7'11

With its own front entrance having a UPVC front door and frosted window to side, side aspect UPVC double glazed window, modern wall-mounted Worcester Bosch gas-fired combination boiler

(installed 2020), modern consumer unit, electric meter, glazed panel door through to sitting room, stairs to first floor with understairs storage space.

First Floor:

Kitchen/Diner 17'11 x 8'5

With front aspect UPVC double glazed window, fitted kitchen comprising rolltop work surfaces with tiled splashbacks, range of store cupboards under, inset stainless steel sink/drain, four ring electric hob, space for undercounter fridge, recessed downlighters, space for small dining table with rear aspect UPVC double glazed window, radiator.

Landing

With rear aspect UPVC double glazed window, access to eaves storage space, doors to both bedrooms.

Bedroom 11'4 x 10'6

With front aspect UPVC double glazed window, two eaves access points, built-in linen cupboard, fitted shelving, recessed downlighters, radiator.



Bedroom 15'9 x 12' (max points)

With front aspect UPVC double glazed window, two eaves access points, recessed downlighters, radiator door to en suite bathroom.

En Suite Bathroom 6'3 x 5'11

With UPVC frosted double glazed window, panelled bath with mixer tap and shower attachment over, wall-mounted Triton electric shower (not connected), pedestal wash hand basin, WC, tiled walls, vinyl flooring, radiator.

Outside:

To the front is an attractive low-walled garden with brick block paved pathways, shrub borders and a fish pond. A brick block paved driveway to the front and side offers off-road parking for three cars, with gated side access leading through to the rear garden. This is mostly laid to lawn with shrub borders and fruit trees, a good-sized outbuilding, a paved patio with a metal-framed pergola and sun screen over, outdoor wall lights, a further paved terrace and an outside tap to the side.





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) A		
(81-91) B		81
(69-80) C	67	
(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.