



## Taylor Road

Lydd On Sea Romney Marsh TN29 9PA

- Modern Family Home
- Deceptively Spacious
- Four/Five Bedrooms
- Spacious Open Plan Living
- Garage & Ample Off-Road Parking
- Generous Accommodation Throughout
  - Beautifully Presented
  - Master Bedroom With En Suite
  - Low Maintenance Rear Garden
  - Close To Amenities & Seafront

**Asking Price £495,000 Freehold**





Mapps Estates are delighted to bring to the market this deceptively spacious four/five bedroom detached family home located with walking distance of the seafront. Built in 2017, the property offers everything you would expect from a modern home along with generous and versatile living space. To the ground floor is a welcoming reception hall, a capacious open plan living space comprising a fitted kitchen/breakfast room as well as dining and living room space, a separate sitting room which could serve as a home office or a fifth bedroom if required, a utility room and a shower room. The first floor boasts a galleried landing, a master bedroom with a luxury en suite shower room, three further double bedrooms and a well-appointed family bathroom. There is also an attractive low maintenance rear garden and a sizable driveway and integral garage. An early viewing of this impressive family home comes highly recommended.

Located in a popular residential road in Lydd-On-Sea and within walking distance of the dunes and seafront, a local Morrisons mini-store and a fish and chip shop. In the nearby Cinque Port town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store. Primary and secondary schooling are also located close by, with Littlestone championship golf course and Dungeness National Nature Reserve also only a short drive away. The market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high speed rail services from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading 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 and M20 motorway,

### **Ground Floor:**

### **Entrance Lobby 5'5 x 4'6**

With composite front door with inset double glazed panel, side aspect UPVC double glazed window, wood effect LVT flooring, recessed downlighter, radiator, door to reception hall.

### **Reception Hall 22'1 x 15'9 (max)**

With stairs to first floor with Velux window over and bespoke fitted stairgate, understairs store cupboard, side aspect UPVC double glazed window, recessed downlighters, wood effect LVT flooring, two radiators, door to sitting room, door to utility room, glazed panel double doors opening to open plan living space.

### **Open Plan Living Space 26'10 x 17'9 comprising:**

#### **Living/Dining Area**

With rear aspect UPVC window and sliding door to patio and garden, UPVC frosted double glazed window to side, recessed downlighters, wood effect LVT flooring, radiator.

#### **Kitchen/Breakfast Area**

With rear aspect UPVC window and sliding door to patio and garden, side aspect UPVC double glazed window, large fitted kitchen comprising a range of cream Shaker style store cupboards, display cabinets and drawers, solid oak worktops and upstands, inset double bowl ceramic sink with mixer tap over and integral drainer to worktop, integrated dishwasher and fridge/freezer, high level oven with matching microwave over, matching island unit with solid oak worktop and breakfast bar, inset five ring gas hob with contemporary design ceiling-mounted extractor over, additional store cupboards, drawers and wine cooler under, wood effect LVT flooring, recessed downlighters, radiator.

#### **Utility Room 6'4 x 4'4**

With fitted solid oak worktop and wall-mounted store cupboards over, space and plumbing for washing machine and tumble dryer, wood effect LVT flooring, extractor fan, door to shower room.



### **Shower Room 6'4 x 6'**

With fully tiled quadrant shower cubicle with rainfall shower and separate hand-held shower attachment, pedestal wash hand basin with mixer tap and tiled splashback, WC, recessed downlighters, extractor fan, chrome effect heated towel rail, wood effect LVT flooring.

### **Sitting Room 14'2 x 10'9**

With front aspect UPVC double glazed window, recessed downlighters, radiator.

### **Integral Garage 16'4 x 10'1**

With remote controlled roller door, UPVC frosted double glazed back door, wall-mounted Alpha gas-fired boiler and pressurised hot water cylinder, motion sensor controlled lighting, power points and consumer unit.

### **First Floor:**

#### **Galleried Landing**

A spacious landing with plenty of natural light

from the Velux window, recessed downlighters, fitted bespoke stairgate, loft hatch with fitted loft ladder, built-in linen cupboard.

### **Master Bedroom 15'7 x 11'2 (max)**

With rear aspect UPVC double glazed window looking onto garden and with distant sea view, range of bespoke fitted wardrobes and drawers to one wall, radiator, door to en suite shower room.

### **En Suite Shower Room 9'1 x 6'9**

With Velux window, fully tiled walk-in shower enclosure with rainfall shower and separate hand-held shower attachment, wall-hung wash hand basin with mixer tap and tiles splashback over and white gloss finish drawer under, WC, wall-mounted mirrored bathroom cabinet with inset lighting, extractor fan, recessed downlighters, vinyl flooring, chrome effect heated towel rail.



### **Bedroom 15'8 x 10'3 (max)**

With rear aspect UPVC double glazed window looking onto garden and with distant sea view, radiator.

### **Bedroom 11'11 x 9'1**

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

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

With front aspect UPVC double glazed window with views of the distant countryside, range of bespoke fitted wardrobes and drawers to one wall, radiator.

### **Family Bathroom 8'10 x 8'9**

With Velux window, panelled bath with corner mixer tap, wall-mounted shower attachment and tile wall over, fully tiled quadrant shower cubicle with rainfall shower and separate hand-held shower attachment, wall-hung wash hand basin with mixer tap and tiles splashback over and white gloss finish drawer under, WC, wall-mounted mirrored bathroom cabinet with inset lighting, extractor fan,

recessed downlighters, vinyl flooring, chrome effect heated towel rail.

### **Outside:**

The property is set back from the road by a generous brick block paved driveway providing off-road parking for up to four cars or space for a motorhome or caravan if required. There are planted shrub borders laid to pea shingle, and gated access on both sides of the house. The rear garden has been landscaped with low maintenance in mind, with a generous paved patio and an artificial grass lawn, the borders being laid to gravel. There is a reinforced base to part of the patio to support a hot tub if required; a power supply has already been installed. There is a garden shed, measuring 11'8 x 7'8 internally with power and light and a consumer unit. There are also outdoor wall lights, power points and a tap, and paved pathways to both sides of the house.





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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>		86	
(69-80) <b>C</b>			
(55-68) <b>D</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	

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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.