



Blenheim Road

Littlestone TN28 8PR

- Spacious Detached Bungalow
 - Three Bedrooms
 - Modern Fitted Kitchen
 - Gated Driveway & Garage
- Close To Seafront & Golf Course
- Generous Corner Plot
 - Large Lounge/Diner
 - Large Shower Room
- Attractive Wraparound Gardens
 - No Onward Chain

Guide Price £450,000 Freehold





Mapps Estates are delighted to bring to the market this well-presented three bedroom detached bungalow residence set on a generous corner plot and enjoying attractively landscaped wraparound gardens. The well-proportioned accommodation comprises a welcoming reception hall, a spacious lounge/diner, a modern fitted kitchen, three bedrooms and a large shower room. There is luxury Amtico flooring to some rooms, and a modern Worcester Bosch boiler and UPVC windows and doors have been installed in recent years. The property also benefits from a gated driveway with a five bar gate, a carport and garage. Being sold with no onward chain, an early viewing comes highly recommended.

Located on a corner plot in a quiet residential area within a short walk of Littlestone green and beach and within level 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, and doctors' and dentists' surgeries. The Romney, Hythe & Dymchurch light railway also has a station in the town, while Dungeness National Nature Reserve is just 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, 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.

Recessed Entrance Porch

With tiled floor and light over, UPVC frosted windows and front door opening to reception hall.

Reception Hall 12'1 x 8'1 (max points)

With Amtico wood effect flooring, contemporary style vertical radiator with central mirror, built-in cloaks cupboard with consumer unit and electric meter, coved ceiling, loft hatch.

Lounge/Diner 21'10 x 12'6

With front aspect UPVC double glazed window, large UPVC double glazed windows and sliding door to patio and garden, frosted glazed door to reception hall and internal frosted window, Amtico wood effect flooring, coved ceiling, two wall lights, two radiators, door to kitchen.

Kitchen 10'5 x 10'4

With UPVC window looking onto garden, UPVC frosted double glazed back door, modern fitted kitchen comprising a range of matching store cupboards and drawers, square edged worktops with aquamarine splashback panels, inset resin one and a half bowl sink/drainers with mixer tap over, four ring Neff ceramic hob with extractor over and Neff electric oven under, store cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, space for fridge/freezer, space and plumbing for washing machine, integrated slimline dishwasher, heated towel rail, Amtico wood effect flooring, coved ceiling, recessed downlighters.

Bedroom 13'10 x 10'5

With UPVC double glazed window looking onto garden, coved ceiling, radiator.

Bedroom 11'6 x 9'

With UPVC double glazed window looking onto garden, additional high level UPVC double glazed window, coved ceiling, radiator.

Bedroom 10'5 x 8'

With UPVC double glazed window, built-in linen cupboard with fitted shelving, coved ceiling, radiator.

Shower Room 8'1 x 5'6

With UPVC frosted double glazed window, large walk-in shower enclosure with screen to side, pedestal wash hand basin, WC, fully tiled walls, Amtico wood effect flooring, recessed downlighters, heated towel rail.

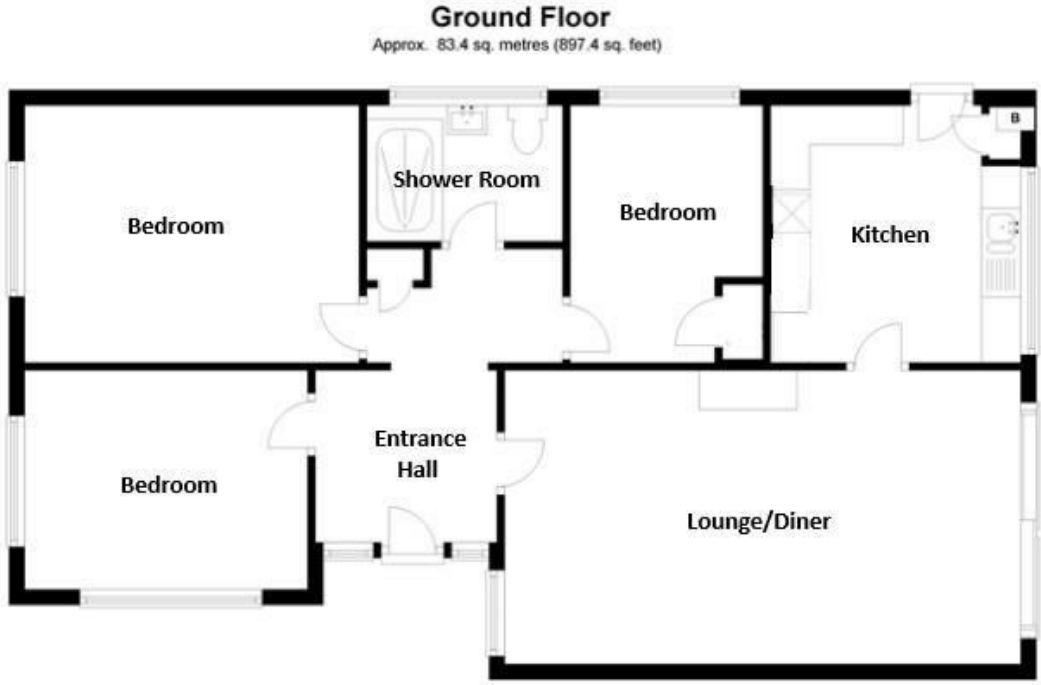
Outside:


The property is set on a generous corner plot with sizeable and attractively landscaped wraparound garden, laid mostly to lawn and planted with a variety of mature shrubs and surrounded by hedging to two sides for privacy. There is a gated driveway to the side with a five bar gate, off-road parking space for up to three cars, a carport with a polycarbonate roof and UPVC side panels and frosted windows, an outdoor tap and a garage. To the rear is an enclosed private garden with gates to both sides, this having paved seating areas, a lawn and shrub borders, a garden shed, water butts, a small garden pond, an outdoor tap and a decked seating terrace with a pergola over.

Garage 17' x 7'11

With up and over door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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.