



Laurel Avenue

St. Marys Bay TN29 0SN

- Impressive Extended Bungalow
 - Surprisingly Spacious
- Two Luxury Shower Rooms (One En Suite)
- Garden Room/Bedroom 4 & Cloakroom
- Off Road Parking For Two Cars
- Three/Four Double Bedrooms
 - Immaculately Presented
 - Living Room/Diner
 - Front & Rear Gardens
 - No Onward Chain

Guide Price £325,000 Freehold





GUIDE PRICE £325,000 - £350,000

Mapps Estates are delighted to bring to the market this recently extended and immaculately presented three/four bedroom semi detached bungalow on the popular 'Tree' estate, located within walking distance of local shops and the seafront. The impressive side extension has radically increased the accommodation on offer, the bungalow now boasting three double bedrooms, two luxury shower rooms (one en suite), a spacious living room/diner, a modern fitted kitchen and side porch, a garden room which could be used as an additional bedroom having an en suite cloakroom, and a conservatory opening to the rear garden. This impressive and versatile property also has off-road parking for two cars and is being sold with no onward chain. 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 sand and pebble beaches. A regular bus service operates between Folkestone and Rye, with a convenient local bus stop nearby. The village itself offers a small selection of local shops, post office, Chinese takeaway and a fish & chip shop together with an active village hall. The Cinque Port town of New Romney is approximately five minutes away by car and offers further shopping facilities including a Sainsbury's store, as well as a variety of pubs and restaurants; the nearby village of Dymchurch also offers a small selection of shops together with a Tesco mini store. Hythe, Folkestone and Dungeness are also within easy driving distance, as is Littlestone's links golf course. The M20 motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car, with high-speed rail services available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

Entrance Hall 7'1(max) x 4'6

With UPVC frosted double glazed windows and front door, built-in cloaks cupboard with gas meter and consumer unit, wood effect herringbone style flooring, radiator, frosted glazed panel door to living room, open doorway to kitchen.

Kitchen 11'8 x 7'6

With side aspect UPVC double glazed window and frosted double glazed door to side porch, modern fitted kitchen comprising square edge worktops with tiled splashbacks and concealed lighting over, inset one and a half bowl stainless steel sink/drainers with mixer tap over, four ring electric ceramic hob with extractor canopy over and electric oven under, space for fridge/freezer, space and plumbing for washing machine, range of white gloss finish store cupboards and drawers, recessed downlighters, wood effect herringbone style flooring.

Side Porch 6'1 x 3'1

With side aspect UPVC double glazed windows and frosted double glazed back door, wood effect herringbone style flooring, space for tumble dryer, electric meter.

Living Room/Diner 18'11 x 11'10

With large front aspect UPVC double glazed window looking onto garden, feature panelled wall, coved ceiling, two radiators, frosted glazed panel door to inner hallway.

Inner Hallway

With glazed panel door to conservatory, doors to bedrooms and shower room, built-in shelved store cupboard, recessed downlighters, radiator.

Bedroom 12'3 x 10'9

With rear aspect UPVC double glazed window looking through conservatory to garden, loft hatch with fitted loft ladder (please note, there is a modern Worcester Bosch gas-fired combination boiler installed in the loft), range of fitted floor to ceiling wardrobes to one wall with mirrored sliding doors, radiator.

Shower Room 9'6 x 3'8

With UPVC frosted double glazed window, large walk-in shower cubicle with rainfall shower and separate hand-held shower attachment, extractor fan, recessed downlighters, wall-hung wash hand basin with mixer tap and tiled splashback over, marble effect aquaboarding, WC, chrome effect heated towel rail, wood effect flooring.

Bedroom 11'8 x 8'7

With front aspect UPVC double glazed window, radiator.

Bedroom 13'7 x 11'1 (max points)

With side aspect UPVC double glazed French doors to garden, doors to dressing room and en suite shower room, radiator.

En Suite Shower Room 8'1 x 4'9

With UPVC frosted double glazed window, large walk-in shower cubicle with rainfall shower and separate hand-held shower attachment, extractor fan, recessed downlighters and wall lights, wall-hung wash hand basin with mixer tap and tiled splashback over and drawers under, marble effect aquaboarding, WC, vertical radiator and towel rail, wood effect flooring.

Dressing Room 5'11 x 4'8

With four hanging rails, door to garden room/bedroom four.

Garden Room/Fourth Bedroom 17'8 x 7'8

A versatile extra reception room for use as a garden or hobby room, or an occasional fourth bedroom as it comes with en suite

facilities, comprising rear and side aspect UPVC double glazed French doors to garden, two radiators, door to cloakroom.

Cloakroom

With wall-hung wash hand basin with mixer tap and tiled splashback over, WC, chrome effect heated towel rail, wood effect LVT flooring.

Conservatory 12'6 x 7'2

With rear and side aspect UPVC double glazed windows looking onto garden, UPVC double glazed door to garden, polycarbonate pitched roof, wood effect herringbone style flooring, radiator.

Outside:

To the front of the property is a garden laid to lawn with mature shrubs. There is off-road parking space for two cars, an outside tap and wall light, and a composite decking path from the driveway to the front entrance. The secluded rear garden is laid to lawn with mature shrub borders, a terrace laid to composite decking, an outside tap and wall light. To the rear corner is a private terrace laid to pea shingle with a pergola structure over, double power point, and contemporary style timber screening.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(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.