



Smiths Close

Brenzett TN29 9FL

- Modern Three Storey Townhouse
 - Countryside Views
 - Solar Panels
 - Large Fitted Kitchen
 - Bathroom & Shower Room
- Four Double Bedrooms
 - Air Source Heat Pump
- Underfloor Heating To Ground Floor
 - Spacious Lounge/Diner
 - Garden & Allocated Parking

Price Guide £350,000 - £375,000 Freehold





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Mapps Estates are delighted to bring to the market this spacious and well presented modern four bedroom end-terraced townhouse, built in 2021, located in the semi-rural village of Brenzett and looking onto open fields. The generous accommodation is arranged over three floors, with a large fitted kitchen, cloakroom and lounge/diner to the ground floor, two double bedrooms sharing a family bathroom to the first floor, and a further two bedrooms and a shower room to the top floor. The property boasts countryside views, underfloor heating to the ground floor, solar panels and an air source heat pump system for lower running costs. There is also a rear patio and garden and two allocated parking spaces. An early viewing comes highly recommended.

Located in the rural village of Brenzett, three miles west of the Cinque Port town of New Romney. Brenzett has a service station and Co-Op and a primary school with another primary school in nearby Brookland. In the nearby town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store, a public library, doctors' and dentists' surgeries, a further primary school as well as the Marsh Academy secondary school. The Romney, Hythe & Dymchurch railway has a station in the town, while Dungeness National Nature Reserve is just a short drive away. The area is also well served for golf courses. The ever-expanding 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. Appledore mainline train station is a short drive away. 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.

Ground Floor:

Front Entrance

With outdoor wall light, composite front door with UPVC double glazed window to side, opening to kitchen.

Kitchen 16' x 8'8

With front aspect UPVC double glazed window, wood flooring with underfloor heating, wood effect rolltop work surfaces with tiled splashbacks, inset resin one and a half bowl sink/drainage with mixer tap over, four ring induction hob with extractor fan over and electric oven under, comprehensive range of white gloss store cupboards and drawers, cupboard housing consumer unit and solar panel inverter, integrated fridge/freezer, integrated slimline dishwasher and washer/dryer, space for American style fridge/freezer, recessed downlighters, heating control panel, door to inner hallway.

Inner Hallway 5'7 x 5'3

With stairs to first floor, wood flooring with underfloor heating, recessed downlighter, doors to lounge/diner and cloakroom.

Cloakroom

With wall-hung wash hand basin with mixer tap over, WC with concealed cistern, recessed downlighter, extractor fan, tiled floor with underfloor heating.

Lounge/Diner 16' x 15'9 (max)

With rear aspect UPVC double glazed windows and French doors to patio and garden, understairs store cupboard housing pressurised hot water cylinder, wood flooring with underfloor heating, recessed downlighters.

First Floor:

Landing

With built-in store cupboard, recessed downlighters.

Bedroom 16' x 10'10

With two rear aspect UPVC double glazed windows with countryside view, electric radiator.

Bedroom 16' x 9'9 (max)

With front aspect UPVC double glazed window, electric radiator.

Bathroom 6'11 x 6'8

With deep shelf and two UPVC frosted double glazed windows, panelled bath with mixer tap, shower and shower screen over, wall-hung wash hand basin with mixer tap over, WC with concealed cistern, recessed downlighters, extractor fan, fully tiled walls and floor, chrome effect electric heated towel rail.

Top Floor:

Landing

With recessed downlighter, door to hallway.

Hallway

With built-in store cupboard, doors to bedrooms and shower room.

Bedroom 16' x 10'9

With rear aspect UPVC double glazed window with countryside view, electric radiator.

Bedroom 16' x 8'8

With front aspect UPVC double glazed window with countryside glimpses, electric radiator.

Shower Room 8' x 4'7

With large fully tiled shower cubicle with sliding screen, rainfall shower and separate hand-held shower attachment, vanity unit comprising wash hand basin with mixer tap over and store cabinet

under, WC to side with concealed cistern and shelf over, tiled splashback and fitted mirror, extractor fan, electric heated towel rail, tile effect flooring.

Outside:

To the front of the property are two allocated parking spaces. The enclosed rear has a paved patio, patches of lawn and a paved pathway to a back gate accessing a shared alleyway. There are outside power points, a wall light, and a Vaillant air source heat pump.

Agent's Note:

We have been advised by our client that there is a service charge of £70.00 per month for the development. The development is not on mains drainage but has a shared water recycling unit system which is emptied every four months. The current owners have had the solar panels installed and are fully owned. Please contact the office for more details.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(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.