



Lydd Road

New Romney TN28 8FN

- Modern Three Storey Townhouse
 - Three Double Bedrooms
 - Large Kitchen/Diner
 - Rear Garden
- Remainder Of 10 Year Warranty
- Spacious Accommodation
 - Bathroom & En Suite Shower
 - Study/Bedroom 4
 - Countryside Views
- Two Allocated Parking Spaces

Guide Price £290,000-£300,000 Freehold





GUIDE PRICE £290,000 - £300,000

Mapps Estates are delighted to bring to the market this well presented three/four bedroom townhouse located within level walking distance of the high street and amenities. The generous and well proportioned accommodation is arranged over three floors, boasting a large and welcoming reception hall, a spacious kitchen/diner opening to the rear garden, a study/bedroom four and a cloakroom to the ground floor, a living room, master bedroom and en suite shower room to the first floor, and two further double bedrooms and a family bathroom to the top floor. The bedrooms all enjoy countryside views. Built in 2017, this modern family home also enjoys the remainder of a ten year warranty as well as two allocated parking spaces. An early viewing comes highly recommended.

Located in the historic Cinque Port town of New Romney and within level walking distance of the town centre, offering a selection of independent shops and restaurants together with a Sainsbury's store, doctors' surgeries and dentists. Primary and secondary schooling are located close by, with Littlestone championship golf course and beach also only a short drive away; the popular Romney, Hythe & Dymchurch light railway also has a station in the town. The ever-expanding 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 services to London St. Pancras in under 40 minutes. Access to the M20 Motorway is via Ashford or Hythe, the motorway also giving easy access to the Channel Tunnel Terminal and Port of Dover.

Ground Floor:

Front Entrance

A gated paved pathway leads to the recessed front entrance porch with a light over and composite front door with inset frosted double glazed panels, opening to the reception hall.

Reception Hall 14' x 7'3

With stairs to first floor, wood effect laminate flooring, recessed downlighters, radiator.

Study/Bedroom 4 10' x 8'11

With front aspect UPVC double glazed window, cupboard housing wall-mounted Baxi gas-fired combination boiler, consumer unit, wood effect laminate flooring, recessed downlighters, radiator.

Cloakroom

With wash hand basin with mixer tap and tiled splashback over and store cabinet under, WC with tiled shelf over, extractor fan, tiled floor, recessed downlighters, radiator.

Kitchen/Diner 16'8 x 12'3

Comprising Dining Area with rear aspect UPVC double glazed French doors opening to rear garden, understairs store cupboard, radiator, Fitted Kitchen with a range of gloss finish store cupboards, display cabinets and drawers, worktops with matching upstands, inset one and a half bowl stainless steel sink/drainage with mixer tap over, rear aspect UPVC double glazed window looking onto garden, four ring ceramic electric hob with splashback and extractor over and Smeg electric oven under, integrated washing machine and dishwasher, space for American style fridge/freezer, recessed downlighters, wood effect laminate flooring.

First Floor:

Landing

With wood effect laminate flooring, recessed downlighters, heating thermostat, radiator.

Living Room 16'8 x 13'3 (max points)

An 'L' shaped room with rear aspect UPVC double glazed window looking onto garden, wood effect laminate flooring, radiator.

Master Bedroom 13'5 x 10'4

With front aspect UPVC double glazed window with countryside view, wood effect laminate flooring, radiator, door to en suite shower room.

En Suite Shower Room 6'1 x 5'10

With UPVC frosted double glazed window, fully tiled walls and floor, large walk-in shower enclosure with rainfall shower, wash hand basin with mixer tap over and store

cabinet under, WC, extractor fan, recessed downlighters, radiator.

Top Floor:

Landing

With wood effect laminate flooring, recessed downlighters.

Bedroom 13'6 (max) x 13'4

With front aspect UPVC double glazed window with countryside view, large recessed double wardrobe with hanging rail, shelf and light, wood effect laminate flooring, radiator.

Bedroom 13'5 x 9'7

With rear aspect UPVC double glazed window with open aspect and countryside views, wood effect laminate flooring, radiator.

Family Bathroom 7'8 x 6'7

With double glazed skylight window, panelled bath with central mixer tap and pull-out shower attachment, wall-hung wash hand basin with mixer tap over and drawer under, WC, chrome effect heated towel rail, fully tiled walls and floor, extractor fan, recessed downlighters.

Garden 36' x 17'4

An enclosed rear garden laid mostly to lawn, with a paved patio area, outdoor wall light and garden shed (approx. 10' x 7').





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	89
	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.