



Hardy Road Greatstone TN28 8SF

- Superb Detached Bungalow
 - Three/Four Bedrooms
 - Stylish Family Bathroom
 - Luxury German Kitchen
- Generous Rear Garden and Terrace
- Extensively Refurbished & Extended
- En Suite Shower & Dressing Room
- Stunning Open Plan Living Space
- Home Office & Garden Room
- Large Gravelled Driveway

Asking Price £550,000 Freehold





Mapps Estates are delighted to bring to the market this superb detached three/four bedroom bungalow residence located a short walk from the sand dunes and beach. The property has been completely transformed in recent years, having been extensively refurbished, extended and remodelled resulting in what is now a truly exceptional family home. Finished in a contemporary style yet with art deco touches, the property boasts high quality fixtures and fittings throughout its spacious interior. The well-proportioned accommodation comprises a generous and welcoming reception hall, a stunning master bedroom with a luxury en suite shower room and dressing room, two further bedrooms, a beautiful family bathroom with underfloor heating, a roll top bath and separate shower enclosure, a playroom/bedroom four, a home office, a simply stunning open plan living space with underfloor heating and bi-fold doors opening to the porcelain-tiled sun terrace, a luxury German kitchen and a matching utility room. The rear garden has been attractively landscaped and enjoys a sizeable and fully insulated garden room and bar, while to the front is a large gravelled driveway providing ample off-road parking space. This unique property must be viewed at your earliest convenience to be truly appreciated.

Located only a short walk from Greatstone's dunes and sandy beaches, with a small parade of shops and restaurants located conveniently nearby and Littlestone Championship Golf Course only a short drive away. In the nearby Cinque Port town of New Romney, there is a selection of independent shops and restaurants including a Sainsbury's store, a public library, and doctors' and dentists' surgeries. The Romney, Hythe & Dymchurch railway also has a station in the town, while Dungeness National Nature Reserve is just a short drive away. There are two local primary schools nearby as well as the Marsh Academy secondary school. 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 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.

Front Entrance

With composite front door and wall lights to each side, double glazed window with integral blind, opening to reception hall.

Reception Hall 24' x 5'7

An impressive and welcoming hallway laid to Amtico wood effect herringbone style LVT flooring, wood panel effect walls to dado level, loft hatch with fitted loft ladder (please note, there is a Worcester Bosch gas-fired combination boiler installed in the loft), alarm keypad, digital thermostat, inner hallway leading to family bathroom and playroom, underfloor heating control panel for bathroom, two fitted double store cupboards with hanging rails and shelving, radiator, doors to all bedrooms and opening through to open plan living space.

Master Suite 25'2 x 11'2 (max) comprising:

Bedroom 11'5 x 11'2

With front aspect UPVC double glazed window, radiator, hallway through to dressing room and sliding door to en suite shower room.

En Suite Shower Room 6'11 x 6'8

With frosted UPVC double glazed window, large walk-in fully tiled shower enclosure with recessed shelf, rainfall shower, hand-held shower attachment and frosted shower screen, circular wash hand basin with tiled splashback and wall mounted mixer tap over set onto quartz effect shelf with drawers under, extractor fan, WC with concealed cistern and wooden shelf over, tiled floor, brushed brass effect fixtures and fittings and heated towel rail.

Dressing Room 9'11 x 8'1

With front aspect UPVC double glazed window, range of fitted wardrobes to one wall, recessed downlighters, radiator, loft hatch with fitted loft ladder.

Bedroom 11'1 x 10'7

With front aspect UPVC double glazed window looking onto garden, feature panelling to one wall, radiator.

Bedroom 11'3 x 10'2

With side aspect UPVC double glazed window, radiator.



Family Bathroom 12'7 x 7'7

A beautiful and tranquil space with two Velux skylight windows (one electrically operated), freestanding rolltop bath with wall mounted mixer tap over, large walk-in fully tiled shower enclosure with recessed shelf, rainfall shower, hand-held shower attachment and frosted shower screen, wall hung WC with concealed cistern, shelf and shaver point over, wood effect wall mounted cabinet with wash hand basin with tiled splashback and wall mounted mixer tap over, tiled floor with underfloor heating, feature wood panelling to one wall, brushed brass effect fixtures and fittings and heated towel rail.

Playroom/Bedroom 4 12'2 x 10'10

With Velux skylight window, two art deco style glazed panel doors opening to hallway and living room, fitted shelved store cupboard with consumer unit, recessed downlighters, radiator.

Home Office/Study 12'6 x 5'1

With rear aspect UPVC double glazed window looking onto terrace, Amtico wood effect herringbone style LVT flooring, underfloor heating, recessed downlighters.

Open Plan Living Space 32'3 x 12'6

A spacious and inviting family living and dining space, comprising a dining area with central bi-folding aluminium framed double glazed doors with integral blinds opening onto sun terrace and garden, Amtico wood effect herringbone style flooring throughout with underfloor heating, living room area with feature media wall with recessed shelving, concealed lighting, recessed space for TV, and an inset log effect electric fire, underfloor heating control panel, and a high quality German fitted kitchen supplied by Vegas Kitchens.

Luxury German Kitchen

With rear aspect UPVC double glazed window looking onto garden, fitted quartz worktops and upstands, one and a half bowl recessed sink with integral drainer to worktop and mixer tap over, five ring induction hob with vintage-effect mirrored splashback and extractor fan over, two high level Bosch electric ovens, range of fitted store cupboards and drawers, pantry cupboard with space for microwave and air fryer, integrated larder fridge with freezer compartment, integrated Hotpoint dishwasher, island unit with quartz worktop



and breakfast bar, contrasting matt black store cupboards and integrated Bosch freezer under, glazed panel door to utility room.

Utility Room 11'9 x 5'9

With rear aspect UPVC double glazed window looking onto garden, UPVC double glazed back door, quartz worktop with matching upstand, fitted store cupboards and drawers with brushed brass effect handles, space for washing machine and tumble dryer, extractor fan, recessed downlighters, Amtico wood effect herringbone style LVT flooring with underfloor heating.

Outside:

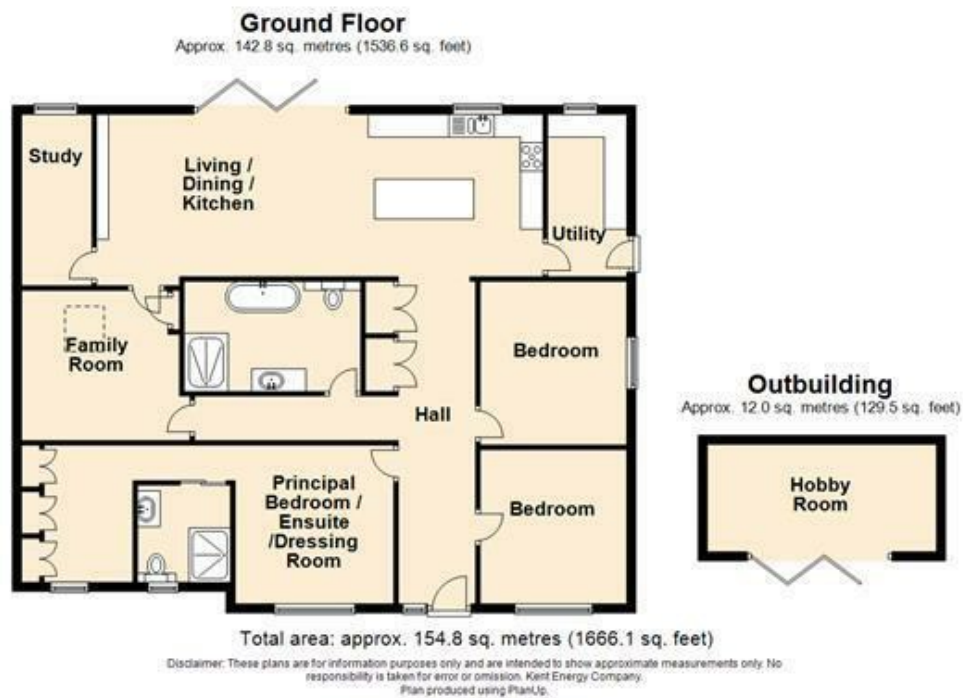
To the front of the property is a large gravelled driveway providing ample off-road parking space for multiple cars or a caravan/motorhome if required. The bungalow has been finished in a contemporary K render with contrasting larch wood panelling. There is also a lawned garden with planted shrub borders, outdoor lighting, power points and tap, and a gate to one side opening to a wide porcelain tiled walkway along the side of the property with additional outdoor power points and wall lights. This leads through to the rear family garden, some of which has been laid to

lawn with a soft play children's play area, a garden shed and outside tap. There is an impressive porcelain tiled sun terrace for al fresco relaxing and entertaining, set between the open plan living room and garden room, with further outdoor lighting and power points. To the side of the outbuilding there is a space for a hot tub if required with power and water supply.

Garden Room 16'7 x 7'9

A fully insulated and versatile garden outbuilding boasting engineered oak flooring, a bar area, recessed downlighters, alarm keypad, a wi-fi booster, and aluminium framed bi-folding doors with integral blinds opening to the sun terrace.





Local Authority Folkestone & Hythe District Council
Council Tax Band C
EPC Rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	84
(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.