



Taylor Road

Lydd On Sea TN29 9PA

- Impressive Detached Family Home
- Generous Accommodation Throughout
 - Four/Five Bedrooms
 - Kitchen/Breakfast Room & Utility
 - Garage & Off Road Parking
- Built In 2017
- Situated On A Corner Plot
- Bathroom, En Suite Shower & Wet Room
- Spacious Lounge/Diner
- Close To Seafront

Asking Price £475,000 Freehold





Mapps Estates are delighted to bring to the market this deceptively spacious four/five bedroom detached family home located on a corner plot and with walking distance of a local Morrisons convenience store and the seafront. Built in 2017, the property offers everything you would expect from a modern home along with generous levels of accommodation throughout. To the ground floor is a welcoming reception hall, a large open plan living/dining room opening to the garden, a luxury fitted kitchen/breakfast room with a separate utility room, a wet room, and a study with fitted Sharps furniture which could be used as another bedroom if required. The first floor boasts a galleried landing, a large master bedroom with a luxury en suite shower room, three further bedrooms and a well-appointed family bathroom with bath and separate shower cubicle. The garden has been attractively landscaped and the property also boasts a generous brick block paved driveway and an integral garage. An early viewing of this impressive family home comes highly recommended.

Located in a popular residential road in Lydd-On-Sea and within walking distance of the dunes and seafront, a local Morrisons mini-store and a fish and chip shop. In the nearby Cinque Port town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store. Primary and secondary schooling are also located close by, with Littlestone championship golf course and Dungeness National Nature Reserve also only 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 together with high speed rail services from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading 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 and M20 motorway,

Ground Floor:

Front Entrance

With outdoor wall light, composite entrance door with frosted double glazed UPVC windows to sides, opening to reception hall.

Reception Hall 17'1 x 12'8 (max points)

With glazed double doors to living/dining room, doors to study and kitchen, coat-hanging space, stairs to first floor, recessed downlighters, wood effect LVT flooring, radiator.

Study 13'5 x 9'9

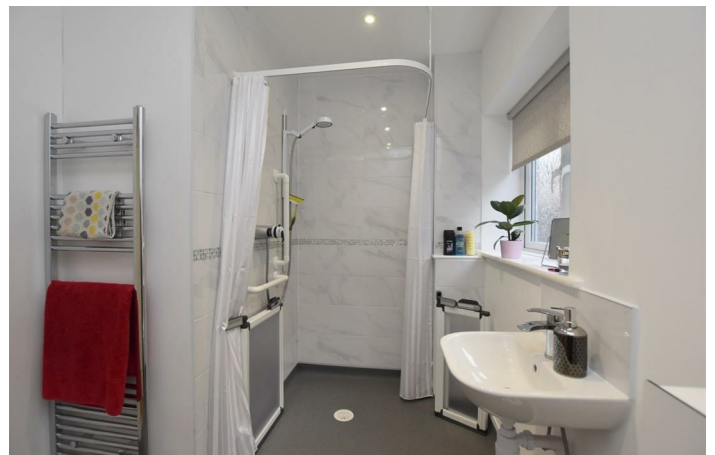
With three UPVC double glazed windows, range of matching Sharps fitted bedroom furniture comprising floor to ceiling wardrobes, store cupboards and chests of drawers, recessed downlighters, radiator.

Kitchen/Breakfast Room 15'9 x 13'4

With large UPVC double glazed window and sliding door to garden, large Howdens fitted kitchen comprising a range of cream Shaker style store cupboards, display cabinets and drawers, solid oak worktops and upstands, inset twin bowl ceramic sink with mixer tap and UPVC double glazed window over and integral drainer to worktop, wine track, integrated dishwasher, fitted high level electric oven and matching microwave, integrated fridge/freezer, plinth fan heater, matching island unit with solid oak worktop and breakfast bar, five ring gas hob with extractor over, drawers and wine cooler under, wood effect LVT flooring, recessed downlighters, door to utility room, radiator, opening through to living/dining room.

Living/Dining Room 19'4 x 18'3

A large living space with two UPVC double glazed windows, large UPVC double glazed window and sliding door to garden, glazed double doors to reception hall, space for dining table, recessed downlighters, wood effect LVT flooring, two radiators.



Utility Room 9'6 x 5'4

With fitted solid oak worktop with wall-mounted store cupboards over and space and plumbing for washing machine under, extractor fan, recessed downlighters, wood effect LVT flooring, radiator, doors to wet room and garage.

Wet Room 9'7 x 6'10

With UPVC frosted double glazed window, fully tiled walk-in shower area with Mira shower, WC with bidet function, wall-hung wash hand basin with mixer tap and tiled splashback over, chrome effect heated towel rail, extractor fan, recessed downlighters, vinyl flooring.

Integral Garage 16'7 x 13' (max)

With two UPVC double glazed windows, remote controlled roller door, power and light, fitted shelves, consumer unit, wall-mounted Alpha gas-fired boiler and pressurised hot water cylinder.

First Floor:

Galleried Landing

With built-in shelved linen cupboard, loft hatch, Velux window, recessed downlighters, radiator.

Master Bedroom 17'6 x 12'11

With UPVC double glazed window and sea view, radiator, door to en suite shower room.

En Suite Shower Room 8'2 x 6'1

With Velux window, large fully tiled walk-in shower enclosure, wash hand basin with mixer tap over and drawers under, WC, chrome effect heated towel rail, extractor fan, recessed downlighters, vinyl tiled floor.

Bedroom 13'8 x 11'5

With UPVC double glazed window, radiator.

Bedroom 13'8 x 10'7

With UPVC double glazed window, radiator.

Bedroom 10'2 x 7'11

With UPVC double glazed window and sea view, radiator.



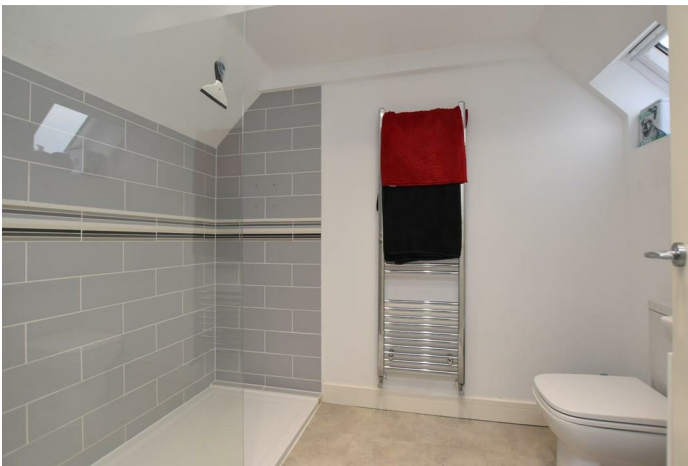
Family Bathroom 10'2 x 6'2

With UPVC frosted double glazed window, panelled bath with tiled splashback, mixer tap and wall-mounted shower attachment over, fully tiled quadrant shower cubicle, wash hand basin with mixer tap over and drawer under, WC, chrome effect heated towel rail, extractor fan, recessed downlighters, vinyl tiled floor.

Outside:

The property is situated on a large corner plot affording a generous brick block paved driveway with off-road parking for four/five cars and access to the garage. There is a small garden area next to the drive laid to pebbles and planted with shrubs. A paved pathway leads from the drive to the front entrance and there is also gated side access leading through to the rear garden. The low maintenance rear garden has been attractively landscaped. comprising a large terrace laid to decking, a hardstanding for a garden shed or summerhouse, a raised bed, an area laid to slate chippings and gravel with a feature sunken

trampoline, and a paved sun terrace. There are also outdoor wall lights, power points and a tap.





Local Authority Folkestone & Hythe District Council
Council Tax Band E
EPC Rating B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	92
(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		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.