



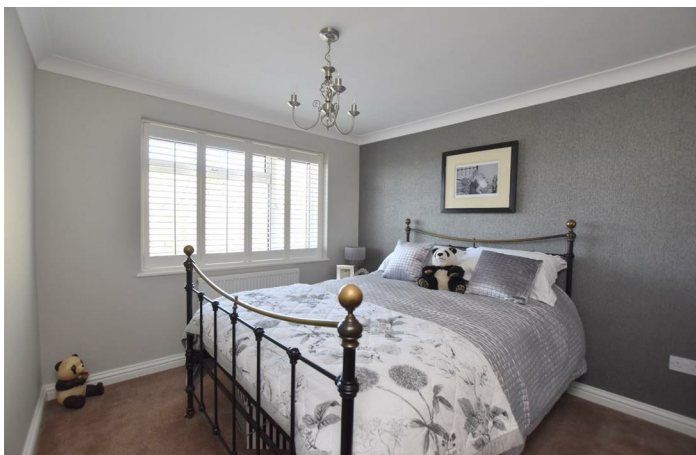
Gazedown

St. Marys Bay TN29 0ES

- Semi Detached Residence
 - Three Bedrooms
 - Luxury Kitchen/Diner
- Two Modern Shower Rooms
- Garden Overlooking Waterway
- Fully Refurbished
 - Master Bedroom With Walk-In Wardrobe
 - Spacious Living Room
 - High Quality Finish Throughout
 - Garage & Off-Road Parking

Guide Price £325,000 - £350,000 Freehold





GUIDE PRICE £325,000 - £350,000

Mapps Estates are delighted to bring to the market this immaculately presented three bedroom semi-detached residence located in a quiet cul-de-sac development within walking distance of the beach and local amenities. The current owners have had the property fully refurbished in recent years, the spacious accommodation comprising a welcoming reception hall, a large living room, a high specification kitchen/diner, and a shower room to the ground floor, while on the first floor is a generous master bedroom with walk-in wardrobe, two further bedrooms and an additional shower room. The front and rear low maintenance gardens have been attractively landscaped, and there is the added advantage of a garage a bonded resin driveway for two cars. An early viewing comes highly recommended.

Located in a quiet cul-de-sac, close to local amenities and within level walking distance of the sandy beaches of St Mary's Bay and bus stop. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with a Public House and the Levin Club and active village hall. The larger town of New Romney is approximately five minutes away by car and offers further shopping facilities and amenities including a Sainsbury's store and both secondary and primary schooling; further primary schooling is available in Dymchurch which also offers a small selection of shops together with a Tesco mini store. The larger Cinque Port town of Hythe is approximately fifteen minutes by car and offers a far greater selection of independent shops together with Sainsbury's, Aldi and Waitrose stores. The historic Royal Military Canal also runs through the centre of the town and Hythe enjoys an unspoilt seafront promenade. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

Ground Floor:

Side Porch 9'7 x 3'

With composite front door with inset double glazed panels, pitched polycarbonate roof, wood effect tiled floor, door to garage, UPVC back door to garden with double glazed panel, wall light, UPVC frosted double glazed windows and entrance door opening to reception hall.

Reception Hall 10'4 x 5'9

With stairs to first floor, large understairs store cupboard with coat-hanging space, consumer unit and electric meter, wood effect LVT flooring, coved ceiling, radiator, doors to shower room, kitchen/diner and living room.

Living Room 18'5 x 14'

With large front aspect UPVC double glazed window with bespoke fitted shutters, wood effect LVT flooring, coved ceiling, two radiators.

Kitchen/Diner 18'5 (max) x 14'

With rear aspect UPVC double glazed window with bespoke fitted shutters and looking onto garden, UPVC back door to garden with frosted double glazed panel, luxury fitted kitchen comprising quartz worktops and upstands, inset one and a half bowl stainless steel sink with mixer tap over and integral drainer to worktop, Neff four ring ceramic electric hob with quartz splashback and Neff extractor canopy over, fitted high level Neff double electric oven, integrated slimline dishwasher, double larder cupboard with space for fridge/freezer, breakfast bar, range of gloss finish store cupboards and drawers, recessed downlighters, coved ceiling, wood effect LVT flooring, vertical radiator.

Shower Room 5'5 x 4'4

With UPVC frosted double glazed window, fully tiled walk-in shower enclosure, WC, recessed downlighters, extractor fan, wood effect LVT flooring, radiator.

First Floor:

Landing

With loft hatch and coved ceiling.

Bedroom 14' x 13'11

With front aspect UPVC double glazed window with bespoke fitted shutters, coved ceiling, radiator, double doors to walk-in wardrobe (10'8 x 4') with fitted hanging rails, shelving and light, and a wall-mounted Worcester Bosch gas-fired combination boiler.

Bedroom 10'6 x 9'7

With rear aspect UPVC double glazed window with bespoke fitted shutters and looking onto the garden and waterway, coved ceiling, radiator.

Bedroom 10'6 x 5'5

With rear aspect UPVC double glazed window with bespoke fitted shutters and looking onto the garden and waterway, coved ceiling, radiator, door to large fitted wardrobe with hanging rail and fitted shelving.

Shower Room 6'10 x 5'9

With UPVC frosted double glazed window with bespoke fitted shutters, walk-in shower enclosure with rainfall shower and separate hand-held shower attachment, pedestal wash hand basin with mixer tap over, WC, wall-mounted mirrored cabinet, recessed downlighters, fully tiled walls and floor.

Outside:

To the front of the property is a garden area laid to beach shingle

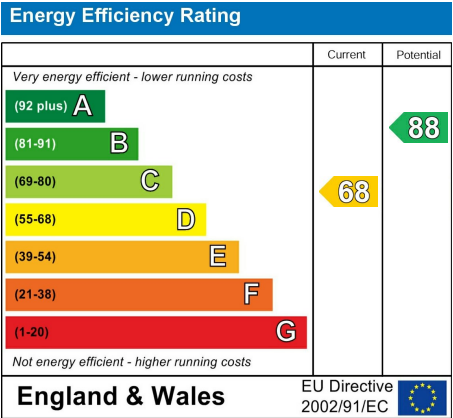
and pebbles, with a double outdoor power point and a resin-bonded driveway to the side with off-road parking for two cars and access to the garage. The property also comes with an additional piece of land opposite which is laid to beach shingle and screened with wooden boarding. The rear garden has been hard-landscaped for low maintenance, with a resin-bonded pathway and ramp leading from the side porch to the back door to the kitchen. The garden enjoys seating and sun terraces laid to decking, an outdoor tap and lighting, and a walled area (a former carp pond) with a wooden pergola over. The rear terrace has a wooden balustrade and steps leading down the bank to the waterway below.

Garage 17'5 x 8'

With remote controlled roller door, fitted shelving, rear aspect UPVC double glazed window, power and light, door to side porch.



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



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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.