



Meehan Road

Greatstone New Romney TN28 8NZ

- Impressive Detached Chalet Bungalow
- Two Bedrooms Downstairs/Two Upstairs
 - Spacious Living/Dining Room
 - Attractive Rear Garden
 - Double Garage & Driveway
- Four Double Bedrooms
- Ground Floor Shower Room & Two En Suites
 - Generous Kitchen/Diner
- Countryside View To Rear
 - No Onward Chain

Guide Price £475,000 Freehold





*** GUIDE PRICE: £475,000-£495,000 ***

Mapps Estates are delighted to bring to the market this impressive four bedroom modern detached chalet bungalow residence located within walking distance of the seafront and enjoying a lovely countryside view to the rear. The generous and well-proportioned ground floor accommodation comprises a front porch, a spacious and welcoming reception hall, a generous kitchen/diner, a large living/dining room with a log burner and French doors opening to the attractive and secluded rear garden, two double bedrooms both with fitted wardrobes, and a shower room, while upstairs off the spacious landing are two further double bedrooms, one with an en suite shower room, the other with an en suite bathroom. This well presented property also boasts a double garage with a useful loft room and a brick block paved driveway for off-road parking. Being sold with the added benefit of no onward chain, an early viewing comes highly recommended.

Located on a popular residential road in Greatstone, within level walking distance of a local Spar store and the beach, and enjoying countryside views to the rear. In the nearby Cinque Port town of New Romney, there is 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

Paved steps lead from the driveway to the front entrance, with a UPVC front door with frosted double glazed panels and an outdoor wall light on both sides.

Entrance Porch 5'2 x 4'

With coved ceiling, recessed downlighter, internal UPVC frosted double glazed windows and door opening to reception hall.

Reception Hall 15'1 x 14'6 (max points)

With UPVC frosted double glazed window, stairs to first floor, understairs store cupboard, heating thermostat, alarm keypad, coved ceiling, radiator.

Living/Dining Room 28'7 x 13'8

Narrowing to 10' in dining area with rear aspect UPVC double glazed window looking onto garden, lounge area with rear aspect UPVC double glazed French doors opening to patio and garden, fireplace with recessed cast iron log burner set onto slate hearth with an ornate fire surround. recessed downlighters, four wall light points, coved ceiling, two radiators.

Kitchen/Diner 13'8 x 13'

With rear aspect UPVC double glazed window looking onto garden, side aspect UPVC double glazed window and back door, fitted kitchen comprising a generous range of wooden store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset one and a half bowl resin sink/drainage with mixer tap over, Neff four ring ceramic electric hob with extractor canopy over and double electric oven under, integrated Neff dishwasher, integrated Hotpoint washing machine, integrated undercounter fridge and freezer, space for dining table, tiled floor, coved ceiling, recessed downlighters, radiator.

Bedroom 14'2 x 13'

With front aspect bay window with UPVC double glazed windows, fitted floor to ceiling double wardrobe, coved ceiling, radiator.



Bedroom 13' x 10'11

With front aspect UPVC double glazed window, fitted floor to ceiling double wardrobe, coved ceiling, radiator.

Shower Room 6'9 x 5'

With UPVC frosted double glazed window, shower cubicle with Mira shower, pedestal wash hand basin with mixer tap over, WC, extractor fan, coved ceiling, tiled floor, fully tiled walls, recessed downlighters, radiator.

First Floor:

Spacious Landing 14'2 x 6'6

With Velux window, airing cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler and hanging rail, loft hatch, doors to both bedrooms.

Bedroom 20'5 x 14' (max points)

With front aspect UPVC double glazed dormer window, floor to ceiling fitted wardrobe, eaves

store cupboard, rear aspect UPVC double glazed dormer window with countryside view, coved ceiling, ceiling fan, two radiators, door to en suite bathroom.

En Suite Bathroom 9'4 x 5'2

With Velux window, panelled bath, pedestal wash hand basin with mixer tap over, WC, extractor fan, recessed downlighters, coved ceiling, fully tiled walls, tiled floor, radiator.

Bedroom 20'5 x 13'1 (max points)

With front aspect UPVC double glazed dormer window, floor to ceiling fitted wardrobe, rear aspect UPVC double glazed dormer window with countryside view, coved ceiling, ceiling fan, two radiators, door to en suite shower room.

En Suite Shower Room 8'10 x 5'2

With Velux window, shower cubicle with Mira shower, pedestal wash hand basin with mixer tap over, WC, extractor fan, recessed downlighters, coved ceiling, fully tiled walls, tiled floor, radiator.



Outside:

To the front of the property is a brick block driveway providing off-road parking space for two/three cars and access to the double garage. There is a side gate, and a front garden laid to lawn with hedging and shrub borders, with paved steps leading up to the front entrance. The enclosed rear garden is attractively landscaped, laid mostly to lawn with a variety of fruit trees and bordered on all sides by hedging. A side pathway leads to a log store; there is also a brick block paved patio, outdoor power points, wall lighting and tap, a lean-to greenhouse with a grapevine, a summerhouse, a brick-built store and a composter. An archway leads through to the side of the house where you will find a brick block paved back yard area with steps and a ramp leading up to the back door, an outdoor wall light, side gate and personal door to the double garage.

Double Garage 18'6 x 18'

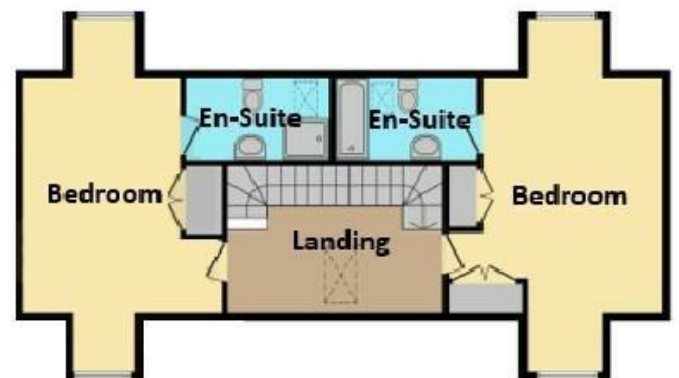
With remote controlled sectional up and over door, rear aspect UPVC double glazed window, UPVC

double glazed personal door to side, fitted workbench and shelving, power and light, wooden staircase and door to converted loft space (17'11 x 11'3. with restricted head height, two Velux windows, eaves storage, power and light).





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	86
(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	

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

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.