



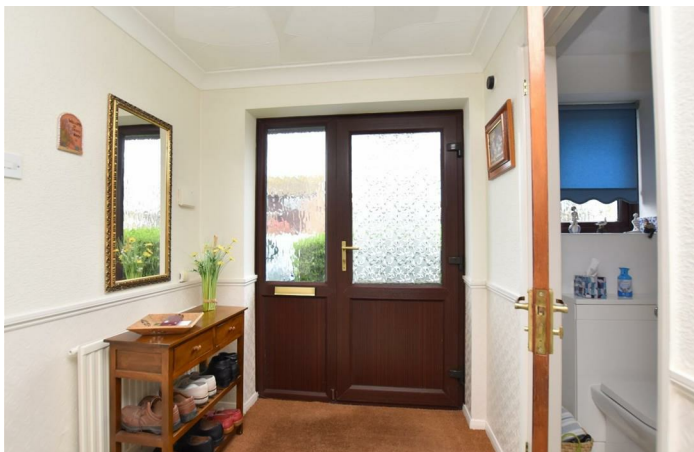
Clarendon Mews

New Romney TN28 8XE

- Link Detached Residence
- Modern Kitchen & Utility Room
- Refitted Shower Room & Cloakroom
 - Cul De Sac Location
- 16 Fully Owned Solar Panels
- Well Presented Throughout
- Living & Dining Rooms
 - Three Bedrooms
- Front & Rear Gardens
- Integral Garage & Driveway

Price Guide £375,000-£385,000 Freehold





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Mapps Estates are delighted to bring to the market this well presented three bedroom link-detached residence located in a small cul de sac within level walking distance of New Romney high street. The property enjoys a corner plot overlooking the local countryside. The ground floor accommodation comprises a reception hall, a modern cloakroom, a separate living room and dining room, a modern fitted kitchen with fitted Bosch appliances, and a separate utility room, while upstairs you will find the three bedrooms and shower room. The property also enjoys well-tended front and rear gardens, a driveway and an integral garage. An early viewing of this lovely home comes highly recommended.

Located on the outskirts of 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

With outdoor wall light, UPVC frosted double glazed window and front door opening to reception hall.

Reception Hall

With fitted doormat, stairs to first floor, dado rail, alarm keypad, heating thermostat, radiator.

Cloakroom

With UPVC frosted double glazed window, modern suite comprising WC with concealed cistern and shelf over, wall-hung wash hand basin with mixer tap and tiled splashback over, consumer unit, vinyl flooring, radiator.

Living Room 13'9 x 11'2

With front aspect UPVC double glazed window looking onto garden, coved ceiling, radiator, opening through to dining room.

Dining Room 10'4 x 10'1

With rear aspect double glazed window and sliding door opening to garden, coved ceiling, radiator, open doorway to kitchen.

Kitchen 10'4 x 9'8

With rear aspect UPVC double glazed window looking onto garden, modern fitted kitchen comprising a range of cream Shaker style store cupboards and drawers, rolltop work surfaces with tiled splashbacks and downlighters over, inset ceramic one and a half bowl sink/drainers with mixer tap over, Bosch four ring induction hob with pull-out Bosch extractor over, fitted Bosch electric double oven and matching microwave, integrated undercounter Bosch fridge, integrated Bosch dishwasher, built-in shelved larder cupboard, fitted wine rack, tile effect vinyl flooring, coved ceiling, radiator, frosted glazed panel door to utility room.

Utility Room 7'10 x 5'

With rear aspect UPVC double glazed window and back door opening to garden, fitted worktop with large inset stainless steel sink with mixer tap and tiled splashback over, space and plumbing for washing machine and tumble dryer, wall-mounted Glow Worm gas-fired boiler, heating control panel, tile effect vinyl flooring, coved ceiling, door to integral garage.

Integral Garage 16'2 x 8'

With up and over door, loft hatch with fitted loft ladder, fitted shelving, power and light.

First Floor:

Landing

With UPVC frosted double glazed window to side, fitted store cupboard with hanging rail and shelf over, built-in airing cupboard housing hot water cylinder with fitted shelving over, dado rail.

Bedroom 11'8 x 10'2

With front aspect UPVC double glazed window with countryside view, radiator, built in wardrobes.

Bedroom 10'2 x 10'

With rear aspect UPVC double glazed window looking onto garden, radiator.

Bedroom 9'9 x 7'6 (max)

With rear aspect UPVC double glazed window looking onto garden, recessed shelved store cupboard, radiator.

Shower Room 8'7 x 6'4 (max points)

With UPVC frosted double glazed window, modern suite comprising a large quadrant shower cubicle with Aqualisa shower, fitted unit comprising wash hand basin with mixer tap over and shelf to side, sage gloss finish store cabinets and drawer under, and WC with concealed cistern to side, fully tiled walls, vinyl flooring, chrome effect heated towel rail.

Outside:

To the front is a driveway providing off-road parking for two cars and access to the garage, with a generous front garden laid to lawn, hedging, shrub borders and trees. A side gate opens to an enclosed paved area with a garden shed and a lovely view of the surrounding countryside. From here, a further gate opens to the well-tended rear garden which is mostly laid to lawn with shrub and rose borders, a summerhouse, a back gate, a paved patio and an outside tap by the back door.





Ground Floor



First Floor

Total floor area 103.3 sq.m. (1,112 sq.ft.) approx

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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.