



## **Wraightsfield Avenue**

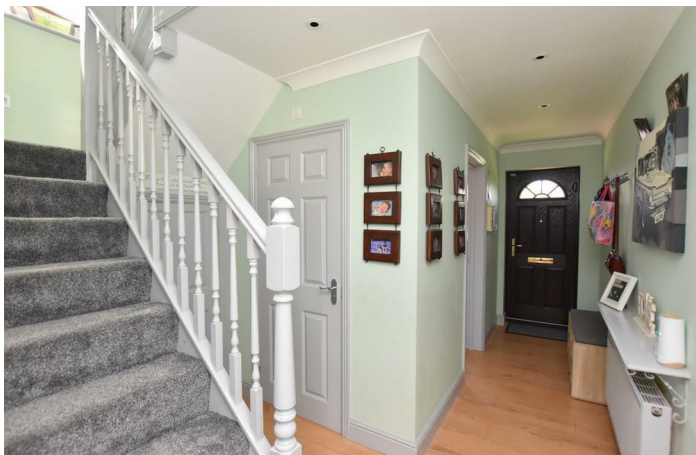
**Dymchurch TN29 0JZ**

- Impressive Family Home
- Smart Lighting To Ground Floor
  - Spacious Living Room
  - Separate Utility Room
- Garage & Off Road Parking
- Four Bedrooms & Study
  - Recently Updated
- Open Plan Modern Kitchen/Diner
  - Front & Rear Gardens
- Close To Shops & Seafront

**Asking Price £499,950 Freehold**







Mapps Estates are delighted to bring to the market this impressive and substantial four bedroom family home conveniently located within walking distance of the village centre and seafront. The generous and well-proportioned accommodation comprises a reception hall, study, cloakroom, a large living room, a spacious modern kitchen/diner, and separate utility room to the ground floor, with four bedrooms, a family bathroom and en suite shower room to the first floor. There are front and rear gardens, a large lean-to storeroom, a garage and a brick block paved driveway providing off-road parking for up to four cars. The property has also been updated in recent years by the current owners. An early viewing of this well-appointed family home comes highly recommended.

Located to the eastern side of Dymchurch and within level walking distance of Dymchurch's sandy beaches and high street. The sea wall offers a pleasant walk into the village centre which has a small selection of local shops together with a Tesco mini-store, primary school, doctors' surgery and Village Hall. Secondary schools are available in both New Romney and nearby Saltwood and both boys' and girls' grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. High Speed Rail Services to London St Pancras are available from Folkestone West station (approximately 50 minutes' travelling time) and Ashford International (less than 40 minutes' travelling time).

#### **Ground Floor:**

##### **Front Entrance**

With pitched roof and downlighters over, wood effect composite front door with inset double glazed sunrise panel, opening to reception hall.

##### **Reception Hall 15'7 x 9'2 (max)**

With stairs to first floor, understairs store cupboard housing consumer unit, heating control panel, alarm panel and light, wood effect flooring, coved ceiling, recessed downlighters, heating thermostat, alarm keypad, radiator.

##### **Study 7'8 x 6'5**

With front aspect leaded double glazed window, wood effect laminate flooring, recessed downlighters, coved ceiling, radiator.

### Cloakroom

With motion sensor -controlled downlighters, extractor fan, UPVC frosted double glazed window, WC with concealed cistern and shelf over, wash hand basin with mixer tap and tiles splashback over and store cabinet under, coved ceiling, tiled floor.

### Living Room 18'4 x 11'9

With front aspect bay window with UPVC leaded double glazed windows looking onto garden, feature fireplace with coal effect gas fire, coved ceiling, recessed downlighters, two radiators, glazed panel double doors to kitchen/diner.

### Open Plan Kitchen/Diner 32'1 x 9'8

Comprising dining area with rear aspect UPVC double glazed windows and French doors opening to patio and garden, wood effect laminate flooring, ceiling panel with concealed LED lighting strips, recessed downlighters, coved ceiling, radiator, fitted storage unit comprising cupboards, shelving and a central seating bench, opening through to modern fitted kitchen/breakfast room with a comprehensive range of grey gloss finish store cupboards and drawers, square edged marble effect worktops, breakfast bar and matching upstands, inset resin one and a half bowl sink/drainers with mixer tap over, rear aspect UPVC double glazed window looking onto garden, front aspect leaded double glazed window, four ring induction hob with pull-out extractor over, fitted high level electric double oven, integrated dishwasher, integrated larger fridge and freezer, radiator, wood effect laminate flooring, coved ceiling, recessed downlighters, door to utility room.

### Utility Room 6'10 x 6'8

With rear aspect UPVC double glazed window looking onto garden and UPVC double glazed back door opening to patio, tiled floor, square edged worktops with tiled splashback, inset stainless steel sink/drainers with mixer tap over, grey gloss finish store cupboards, space and plumbing for washing machine and tumble dryer, wall-mounted gas-fired Baxi boiler, coved ceiling, recessed downlighters, extractor fan, radiator.

### First Floor:





### **Landing**

With side aspect UPVC double glazed window to half landing, built-in airing cupboard housing hot water cylinder with shelving over, loft hatch with fitted loft ladder, coved ceiling, recessed downlighters.

### **Bedroom 15'5 (max) x 12'1**

With front aspect leaded double glazed window looking onto garden, two recessed wardrobes with bi-fold doors, coved ceiling, radiator, door to en suite shower room.

### **En Suite Shower Room 8'3 x 8'3**

With UPVC frosted double glazed oriel window, fully tiled quadrant shower cubicle, pedestal wash hand basin with mixer tap over, WC, coved ceiling, recessed downlighters, extractor fan, part-tiled walls, recessed downlighters, radiator, vinyl flooring.

### **Bedroom 9'6 x 9'4**

With front aspect leaded double glazed window, recessed open wardrobe with hanging rail and shelf over, coved ceiling, radiator.

### **Bedroom 12'1 (max) x 9'9**

With rear aspect UPVC double glazed window with countryside view, coved ceiling, recessed downlighters, radiator.

### **Bedroom 9'8 x 7'10**

With rear aspect UPVC double glazed window with countryside view, coved ceiling, recessed downlighters, radiator.

### **Family Bathroom 6'3 x 5'5**

With UPVC frosted double glazed window, panelled bath with folding shower screen, rainfall shower and hand-held shower attachment over, wash hand basin with mixer tap over and white gloss finish drawers under, shelf over with large fitted mirror, WC with concealed cistern, coved ceiling, recessed downlighters, extractor fan, tiled floor, fully tiled walls, chrome effect heated towel rail.

### **Outside:**

To the front of the property is a brick block paved driveway offering off-road parking for up to four cars and access to the garage. The front garden is laid to lawn with mature shrub borders. There are outdoor wall lights, a door to the lean-to storeroom



on one side and gated access to the rear garden on the other. The rear garden enjoys a paved patio area, with an outside tap and double power points. The garden is mostly laid to lawn, with a shrub border to the rear and a border laid to slate chippings to the side, and a large hot tub. To the side of the property is a recently-added lean-to storeroom, measuring 22'1 x 7'9 internally, with front and rear doors, power and light.

### **Garage 17'11 x 9'10**

With remote controlled Garolla rolled door, personal door to rear, boarded loft space, power and light.





Total floor area 148.3 sq.m. (1,597 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.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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