



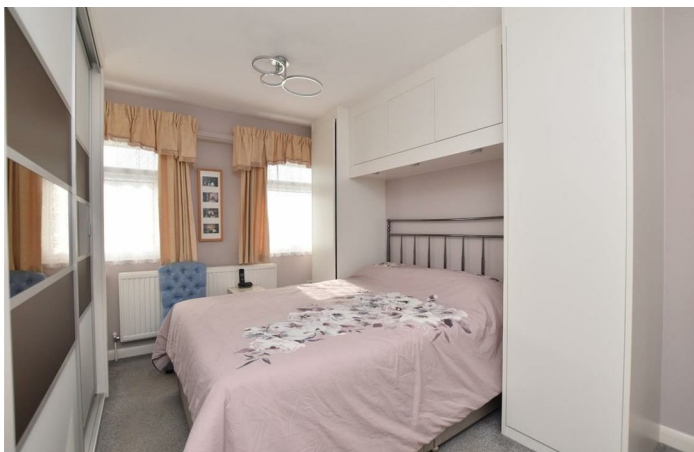
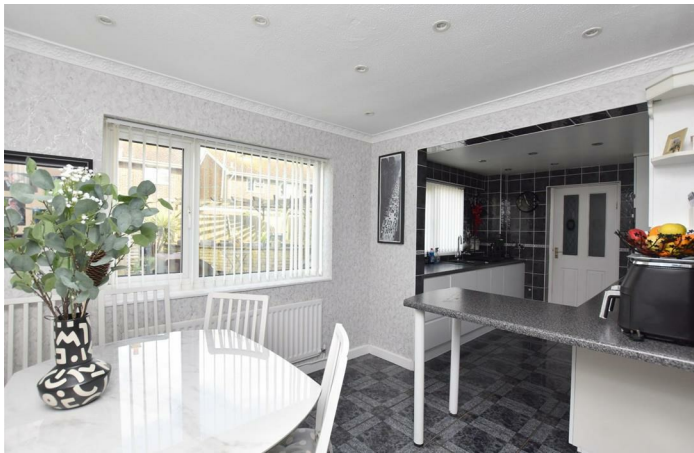
Grassmere

St. Marys Bay TN29 0HD

- Semi Detached Family Home
 - Spacious Living Room
 - Separate Utility Room
 - Fitted Bathroom
- Well Presented Throughout
 - Generous Kitchen/Diner
 - Three Bedrooms
 - Front & Rear Gardens

Guide Price £270,000 Freehold





GUIDE PRICE £270,000 - £290,000

Mapps Estates are delighted to bring to the market this well presented three bedroom semi-detached family home on this popular residential development within walking distance of the seafront. The well-proportioned accommodation comprises a reception hall, a spacious living room with a coal effect gas fireplace, a generous kitchen/diner, a separate utility room and a cloakroom to the ground floor, with three bedrooms and a family bathroom to the first floor. The property also enjoys front and rear gardens, the rear garden boasting a large fish pond. An early viewing comes highly recommended.

Located on a popular residential development near Littlestone Championship Golf Course and only a short walk from the beach, the village of St. Mary's Bay also being within walking distance with an active village hall and small parade of shops. In the nearby Cinque Port town of New Romney, you will find a larger selection of independent shops and restaurants as well as a Sainsbury's store; the delightful Romney, Hythe and Dymchurch light railway also has a station in the town. Primary and secondary schooling are located close by. 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 available 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 towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway.

Ground Floor:

Front Entrance

A pathway leads to the front entrance with a flat roof canopy over, UPVC front door with frosted and leaded double glazed panel, opening to reception hall.

Reception Hall 16'8 x 6'4 (max)

With fitted doormat, open tread staircase to first floor, understairs storage space with consumer unit and electric meter, heating thermostat, radiator, doors to cloakroom and living room.

Cloakroom

With fully tiled walls and floor, UPVC frosted double glazed window, wash hand basin with mixer tap over and store cabinet under, WC.

Living Room 16'2 x 12'1

With two front aspect UPVC double glazed windows looking onto garden, feature fireplace with coal effect gas fire and back boiler, coved ceiling, wood effect laminate flooring, radiator, bi-fold door opening to kitchen/diner.

Kitchen/Diner 18'10 x 8'4

Comprising dining area with rear aspect UPVC double glazed window looking onto garden, radiator, opening through to fitted kitchen with a range of white store cupboards and drawers, rolltop work surfaces and breakfast bar, inset one and a half bowl resin sink/drainage with mixer tap over, four ring induction hob with pull-out extractor over, integrated dishwasher and undercounter fridge, fitted high level electric double oven, coved ceiling, tiled floor, recessed downlighters, door to hallway with tiled floor, wooden front door, and opening through to utility room.

Inner Hallway

Utility Room 12'1 x 6'1

With side aspect UPVC double glazed window, double glazed back door opening to garden, tiled floor, range of fitted store cupboards, space and plumbing for washing machine and tumble dryer, space for fridge and freezer.

First Floor:

Landing

With loft hatch, shelved linen cupboard, double airing cupboard with hot water cylinder and fitted shelving, radiator.

Bedroom 12'6 x 10'2

With two front aspect UPVC double glazed windows,

large floor to ceiling fitted wardrobe with sliding doors, chest of drawers, additional fitted wardrobes and store cupboards with downlighters, recessed fitted double wardrobe, radiator.

Bedroom 10'6 x 10'2

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

Bedroom 8'4 x 7'8

With front aspect UPVC double glazed window, coved ceiling, radiator.

Bathroom 8'5 x 5'4

With UPVC frosted double glazed window, panelled bath with mixer tap, separate shower and folding shower screen over, wash hand basin with mixer tap over set into shelf with store cabinets under, WC with concealed cistern and shelf over, recessed downlighters, extractor fan, fully tiled walls and floor, combination radiator/towel rail.

Outside:

To the front of the property is an attractive garden laid to lawn and fronted by hedging with shrub borders, a side pathway and outdoor tap, and a side door leading through to the utility room and rear garden. The rear garden is mostly paved, with raised borders, a garden shed, outdoor wall light, and a large fish pond with a wooden pergola over.





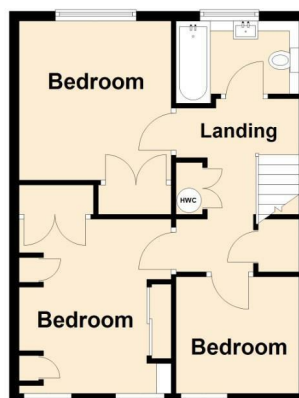
Ground Floor

Approx. 55.5 sq. metres (597.0 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



Total area: approx. 99.1 sq. metres (1066.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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.