



Woodland Way

Dymchurch Romney Marsh TN29 0UD

- Detached Bungalow
- Immaculately Presented
- Living Room & Large Garden Room
- Bathroom & Shower Room
- Attractive Rear Garden
- Recently Updated & Remodelled
- Three Bedrooms
- Spacious Kitchen/Dining Room
- Utility Room & Hobby Room
- Off-Road Parking

Asking Price £425,000 Freehold





Mapps Estates are delighted to bring to the market this immaculately presented and recently updated three bedroom detached bungalow, located on a popular residential development between Hythe and Dymchurch and within walking distance of the beach. The versatile and generous accommodation comprises a reception hall, a living room, a large kitchen/dining room, three bedrooms, a bathroom and separate shower room, a spacious garden room to the rear, a utility room and a hobby room. The rear garden has been attractively landscaped and boasts a large garden shed, while to the front of the property is a brick block paved driveway with parking space for three cars. The property also benefits from fully owned solar panels. An early viewing comes highly recommended to fully appreciate everything this spacious home has to offer.

Located on this popular residential development on the Dymchurch/Hythe border and within easy access of the sandy beaches of Dymchurch. The pretty Cinque Port town of Hythe is a short car journey along the coast and offers a good selection of independent shops together with Sainsbury's, Waitrose and Aldi stores. The town also has the beautiful historic Royal Military Canal running through the centre. Primary schooling is located in Hythe and the village of Dymchurch, which also offers a small selection of local shops and a Tesco mini-store. Secondary schooling is available in nearby New Romney and Saltwood, while both boys' & girls' grammar schools are available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. Hi-speed rail services are available from Ashford International railway station with a travelling time of approximately 40 minutes to St Pancras London, and from Folkestone West with a travelling time of approximately 50 minutes.

Front Entrance

With an outdoor wall light, step up to UPVC frosted double glazed front door with window to side, opening to reception hall.

Reception Hall

With cupboard housing electric and gas meters and consumer unit, heating thermostat, recessed downlighters, wood effect flooring, radiator, opening through to kitchen/dining room, glazed panel door to living room, inner lobby accessing shower room.

Shower Room 7'4 x 4'3

With sun pipe for natural light, large shower cubicle with sliding screen, rainfall shower and extractor fan over, wash hand basin with mixer tap over and store cabinet under, WC, chrome effect heated towel rail, part-tiled walls, wood effect flooring.

Living Room 14'2 x 10'11

With large front aspect UPVC double glazed window, radiator.

Bathroom 6'8 x 5'4

With UPVC frosted double glazed window, panelled bath with mixer tap, wall-mounted shower attachment and tiled splashbacks over, wall-hung wash hand basin with mixer tap and tiled splashback over, WC, extractor fan, chrome effect heated towel rail, wood effect flooring.

Bedroom 9'6 x 8'2

With side aspect UPVC double glazed window, radiator, wood flooring, loft hatch and wooden loft ladder accessing loft room.

Loft Space

Comprising a central loft room with two Velux windows, power and lighting, plastered walls and fitted carpet, door to loft space with lighting, door to loft space housing a modern wall-mounted Worcester Bosch gas-fired combination boiler and solar panel inverter.

Kitchen/Dining Room 22'11 x 8'11 comprising:

Dining Room Area 10' x 8'11

With side aspect UPVC double glazed window, door to bedroom, wood effect flooring, radiator, opening through to kitchen.

Fitted Kitchen 12'11 x 8'11

With side aspect UPVC double glazed window, modern fitted kitchen comprising a matching range of fitted store cupboards and drawers, square edged worktops with tiled splashbacks, inset one and a half bowl ceramic sink/drainage with mixer tap over, AEG five ring gas hob, fitted high level Zanussi double electric oven, integrated undercounter AEG fridge, plinth lighting, door to bedroom, tiled floor, glazed panel door to garden room.

Bedroom 14' x 9'6

With side aspect UPVC double glazed window, range of fitted floor to ceiling Sharps wardrobes and drawers, radiator.

Bedroom 10'11 x 9'7

With side aspect UPVC double glazed window, radiator.

Garden Room 19'8 x 8'2

With two rear aspect UPVC double glazed windows and bi-fold doors opening to rear patio and garden, tiled floor, three wall light points, two radiators, fitted store cupboards and worktop with tiled splashback over and space and plumbing for dishwasher under, UPVC frosted double glazed door to utility room.

Utility/Store Room

With UPVC frosted double glazed window and door to front, fitted store cupboards, space and plumbing for washing machine, recessed downlighters, door to hobby room.

Hobby Room 7'8 x 7'7

With rear aspect UPVC double glazed window, recessed downlighters, radiator.

Outside:

To the front of the property is a brick block paved driveway providing off-road parking space for three cars. The brick block paving continues along the side of the bungalow to a gated area with an outside tap. To the rear, the garden has been attractively landscaped, laid to lawn with shrub borders, a brick block paved patio to the rear of the garden room, and a further side terrace laid to paving and gravel. There are outdoor lights and power points, a side pathway with a gate to the front driveway, and a large garden shed (11'8 x 6'8 with power and light).





Ground Floor
Approx. 109.1 sq. metres (1174.2 sq. feet)



Total area: approx. 109.1 sq. metres (1174.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	94
(81-91) B		
(69-80) C		
(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.