



The Green

Burmarsh TN29 0JL

- Well Presented Family Home
 - Three Bedrooms
 - Fitted Kitchen
- Front & Rear Gardens
- Rural Village Location
- Semi Detached
 - Lounge/Diner & Conservatory
 - Bathroom & Downstairs WC
 - Garage & Off-Road Parking
 - Local Church & Public House

Offers In Excess Of £325,000 Freehold





Mapps Estates are delighted to bring to the market this well presented three bedroom semi-detached residence located in the charming rural village of Burmarsh. The well-proportioned accommodation comprises a side entrance porch, reception hall, cloakroom, fitted kitchen, spacious lounge/diner and conservatory to the ground floor, with three bedrooms and a family bathroom to the first floor. There are also front and rear gardens, a gated driveway and a detached garage. An early viewing comes highly recommended.

Located in the rural village of Burmarsh with its church and The Shepherd & Crook Inn, and within a short drive of the coastal village of Dymchurch, which enjoys sandy beaches and 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 being available in Folkestone. The picturesque Cinque Port town of Hythe is only a short drive away and offers a wider range of shopping facilities as well as Waitrose and Sainsbury's supermarkets; the Royal Military Canal also runs through the town. 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 (approximately 50 minutes' travelling time) and Ashford International (approximately 40 minutes' travelling time) stations.

Ground Floor:

Entrance Porch 7'6 x 3'2

Side porch with UPVC frosted double glazed windows and front door, fitted worktops, space and plumbing for washing machine, tiled floor, internal UPVC door opening to reception hall.

Reception Hall 18'8 x 6'3

With stairs to first floor, understairs store cupboard with consumer unit, large built-in store cupboard, UPVC double glazed door opening to rear lobby area with UPVC double glazed door to rear garden, coved ceiling, two electric storage heaters.

Cloakroom

With UPVC frosted double glazed window, WC and wash hand basin.

Kitchen 11'3 x 8'1

With front aspect UPVC double glazed window looking onto garden, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainer with mixer tap over, matching range of wood store cupboards, display cabinet and drawers, space for undercounter fridge, space for electric cooker with pull-out extractor over, space and plumbing for dishwasher, serving hatch to lounge/diner, tile effect vinyl flooring.

Lounge/Diner 17'1 x 11'8

With feature fireplace, internal full length UPVC double glazed window, coved ceiling, electric storage heater, rear aspect UPVC double glazed windows and French doors opening to conservatory.

Conservatory 9'8 x 9'1

With brick base and UPVC double glazed windows and sliding door to rear garden.

First Floor:

Bedroom 13'6 x 11'9 (max)

With rear aspect UPVC double glazed window with countryside views, recessed double wardrobe with sliding doors, electric storage heater.

Bedroom 11'9 x 9'6

With front aspect UPVC double glazed window with open outlook, recessed double wardrobe with sliding doors, electric storage heater.

Bedroom 9'11 x 8'8

With rear aspect UPVC double glazed window with countryside views, built-in store cupboard, electric storage heater.

Bathroom 6'5 x 5'8

With UPVC frosted double glazed window, panelled bath with Triton electric shower over, pedestal wash hand basin, WC, extractor fan,, part-tiled walls, electric storage heater.

Outside:


To the front of the property is a gated driveway providing off-road parking for up to two cars or a caravan/motorhome if required. The garden is laid to lawn, with access to the side of the garage leading through to the rear garden. This is mostly laid to paving, with attractive shrub borders, a greenhouse and water butt.

Garage 18'1 x 7'11

With double wooden doors, power and light.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(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.