



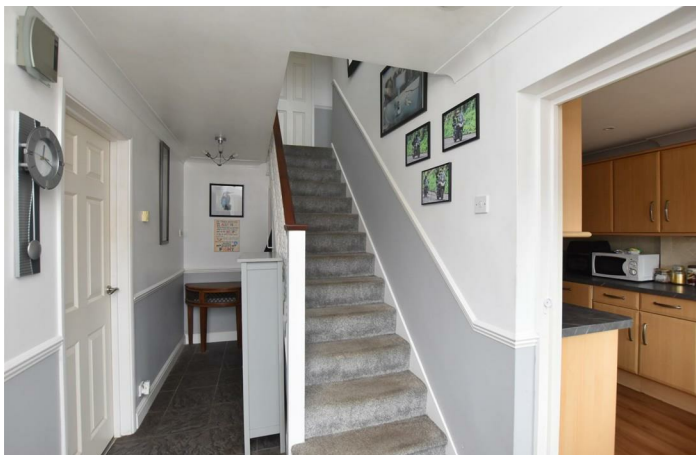
Windsor Mews

New Romney TN28 8UU

- Impressive Detached Family Home
 - Home Office/Bedroom 5
 - Kitchen & Utility Room
- Low Maintenance Gardens
 - Cul De Sac Location
- Four Bedrooms
 - Spacious Lounge/Diner
 - Shower Room & En Suite
- Walking Distance Of Schools & Amenities
- Double Garage & Ample Off Road Parking

Guide Price £425,000-£450,000 Freehold





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Mapps Estates are delighted to bring to the market this impressive detached four/five bedroom family home set in a cul de sac location and conveniently located within walking distance of local schools and amenities. The generous and versatile accommodation comprises a welcoming reception hall, a kitchen/breakfast room, separate utility room, a downstairs cloakroom, a spacious lounge/diner and a large home office which could serve as a fifth bedroom if required, while upstairs there are four bedrooms, a modern family shower room and an en suite shower room to the master bedroom. The property enjoys low maintenance front and rear gardens, and boasts a double garage and a brick block paved driveway providing ample off-road parking and space for a caravan if required. An early viewing of this desirable family 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 UPVC frosted double glazed front door and window to side, opening to reception hall.

Reception Hall 15'3 x 6'1

With fitted doormat, stairs to first floor and understairs storage space, fitted shelves, dado rail, coved ceiling, tiled floor, radiator, doors to lounge/diner and cloakroom, open doorway to kitchen/breakfast room.

Cloakroom

With UPVC frosted double glazed window, wall-hung wash hand basin, WC, coved ceiling, fully tiled walls and floor, chrome effect heated towel rail.

Kitchen/Breakfast Room 16'10 x 7'9

With front aspect UPVC double glazed window looking onto garden, generous range of wood effect store cupboards and drawers, square edged worktops with tiled splashbacks and concealed lighting over, inset one and a half bowl resin sink/drainage with mixer tap and downlighter over, four ring gas hob with extractor canopy over, high level double electric oven, space for fridge/freezer, integrated dishwasher, space for breakfast table, recessed downlighters, wood effect LVT flooring, radiator, open archway leading through to utility room.

Utility Room 7'8 x 5'9

With fitted square edged worktop with tiled splashback, inset stainless steel sink with mixer tap over and store cupboard under, wall-mounted store cupboards, cupboard housing Vaillant gas-fired boiler, heating control panel, space and plumbing for washing machine and tumble dryer, coved ceiling, wood effect LVT flooring, radiator, bi-fold door to study, rear aspect UPVC double glazed window and door to rear porch.

Porch 6'6 x 3'11

With pitched roof, wood effect flooring, power and wall light, cupboard housing tap, rear aspect UPVC double glazed window and sliding door to garden.



Home Office 10'3 x 9'6

With potential for use as an extra bedroom if required, rear aspect UPVC double glazed window looking onto garden, two wall light points, built-in shelved store cupboard, wood effect LVT flooring, coved ceiling, radiator, door to lounge/diner.

Lounge/Diner 22' x 13'9 (max)

With front aspect UPVC double glazed window looking onto garden, wood effect laminate flooring, coved ceiling, two radiators, dining area with rear aspect UPVC double glazed French doors opening to garden.

First Floor:

Landing

With loft hatch and fitted loft ladder, built-in airing cupboard with hot water cylinder and fitted shelving, dado rail, coved ceiling, UPVC frosted double glazed window over stairs.

Bedroom 14'3 x 11'8

With front aspect UPVC double glazed window looking onto garden, wood effect laminate flooring, coved ceiling, radiator, door to en suite shower room.

En Suite Shower Room

With UPVC frosted double glazed window, shower cubicle with Mira electric shower, bi-fold screen and combination extractor/downlighter over, wall-hung wash hand basin, WC, fully tiled walls, recessed downlighters, tiled floor, radiator.

Bedroom 10'4 x 10'

With rear aspect UPVC double glazed window looking onto garden and enjoying a countryside view, wood effect flooring, coved ceiling, radiator.

Bedroom 9'8 x 7'9

With rear aspect UPVC double glazed window looking onto garden and enjoying a countryside view, recessed shelved store cupboard, coved ceiling, radiator.



Bedroom 8' x 7'10

With front aspect UPVC double glazed window looking onto garden, wood effect laminate flooring, recessed double wardrobe with hanging rail and fitted shelves, coved ceiling, radiator.

Family Shower Room 7'10 x 5'4

With UPVC frosted double glazed window, large walk-in shower enclosure with remote controlled Aqualisa rainfall shower with separate handheld shower attachment and combination extractor/downlighter over, wash hand basin with mixer tap over and store cabinet under, WC with concealed cistern, wood effect flooring, fully tiled walls, coved ceiling, recessed downlighters, radiator.

Outside:

The property is approached via a brick block paved driveway in front of the garage, with galvanised steel gates opening to additional driveway space and space next to the garage ideal for parking a caravan if required. The low

maintenance front garden enjoys attractively planted shrub borders, outdoor lighting and multiple power points, an area laid to beach shingle and a fish pond. A side pathway and gate accesses the rear garden with borders laid to beach shingle and shrubs, a back gate, a paved patio, a brick-built barbeque, a lean-to bike store and a bespoke garden shed (11'8 x 7' with power and light).

Double Garage 19' x 18'9

With two up and over garage doors, loft storage space, power and light.





Ground Floor



First Floor

Total floor area 127.3 m² (1,370 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focallagent.com

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		82
(55-68) D	69	
(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.