



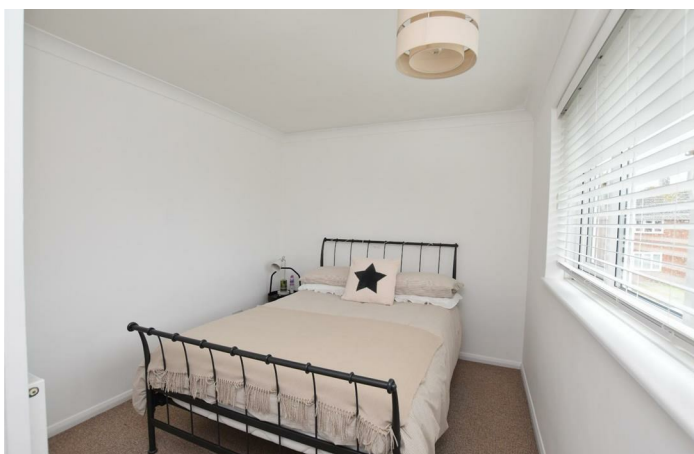
## The Derings

Lydd TN29 9BN

- Spacious Semi-Detached Family Home
  - Large Lounge/Diner
  - Three Bedrooms
  - Front & Rear Gardens
- Potential Space To Extend (Subject To Planning Permission)
- Immaculately Presented Throughout
  - Kitchen/Breakfast Room
  - Modern Family Bathroom
- Generous Off Road Parking Space
  - No Onward Chain

**Guide Price £275,000 - £285,000 Freehold**





**\*\* Guide Price: £275,000 - £285,000 \*\***

Mapps Estates are delighted to bring to the market this immaculately presented three bedroom semi-detached family home located on a popular development within walking distance of local amenities. The well proportioned accommodation comprises a spacious reception hall, a large lounge/diner, and a kitchen/breakfast room to the ground floor, with three bedrooms and a family bathroom to the first floor. The property also enjoys front and rear gardens, as well as off-road parking space for at least four cars. In addition there is the potential to extend the property, subject to the relevant planning permissions being obtained. Being sold with the added advantage of no onward chain, an early viewing comes highly recommended.

Located in the semi-rural town of Lydd on the Romney Marsh, with a selection of local shops and a primary school. There is plenty to do in the local area, with Dungeness Natural Nature Reserve, the Romney, Hythe & Dymchurch light railway, and golf courses all only a short drive away. The nearby town of New Romney offers a selection of independent shops and restaurants together with a Sainsbury's store, doctors, dentists and both Primary and Secondary schooling. The medieval coastal town of Rye and the popular beaches of Camber Sands are also within half an hour's drive as is the market town of Ashford. High speed rail services to London are available from Ashford International railway station approximately twenty-five minutes away by car, providing fast services to London St Pancras in only thirty-eight minutes. Ashford also provides access to junctions 9 and 10 of the M20 motorway, giving easy access to Maidstone, London and the Port of Dover, while the Channel Tunnel terminal at junction 11A offers direct rail links to mainland Europe.

### **Ground Floor:**

#### **Front Entrance**

With flat roof canopy over, UPVC frosted double glazed windows and front door opening to reception hall.

#### **Reception Hall 8'11 x 7'7**

With stairs to first floor, understairs store cupboard with electric meter and consumer unit, heating thermostat, coved ceiling, tile effect vinyl flooring, radiator.

### **Lounge/Diner 18'10 x 13'3**

With front aspect UPVC double glazed window, rear aspect UPVC double glazed French doors opening to rear garden, tiled hearth to chimney breast recess, coved ceiling, two wall lights, radiator.

### **Kitchen/Breakfast Room 11'6 x 8'10**

With rear aspect UPVC double glazed window and back door opening to rear garden, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainers with mixer tap over, four ring gas hob with extractor canopy over and electric oven under, range of cream Shaker style store cupboards and drawers, space and plumbing for washing machine, space for undercounter fridge and freezer, breakfast bar, extractor fan, coved ceiling, tile effect vinyl flooring.

### **First Floor:**

#### **Landing**

With loft hatch, built-in airing cupboard with wall-mounted Ideal gas-fired combination boiler and fitted shelf.

### **Bedroom 13'1 x 10'1**

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

### **Bedroom 11'9 (max) x 8'8**

With rear aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

### **Bedroom 10'1 x 6'1**

With front aspect UPVC double glazed window with countryside view, over-stairs storage space, coved ceiling, radiator.

### **Bathroom 7'10 x 5'4**

With UPVC frosted double glazed window, panelled bath with central mixer tap, shower and bi-fold shower screen over, extractor fan, pedestal wash hand basin with mixer tap over, WC, fully tiled walls, vinyl flooring, chrome effect heated towel rail.

### **Outside:**

The front garden is laid to lawn with a pathway leading to the front entrance and generous side parking area with off-road parking space for four cars. The rear garden is mostly laid to lawn with a central pathway laid to bark chippings. There are two gravelled terraces, shrub borders, a large garden shed set onto a concrete base and a side gate opening to the driveway.





**Ground Floor**



**First Floor**

Total floor area 77.8 m<sup>2</sup> (838 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.focalagent.com](http://www.focalagent.com)

#### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>86</b> |
| (69-80) <b>C</b>                            | <b>72</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  |           |

#### Mapps Estates Sales Office

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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.