



Pearmain Way

New Romney TN28 8FX

- Contemporary Semi-Detached Family Home
 - Three Bedrooms
 - Spacious Open Plan Lounge/Diner
 - Underfloor Heating To Ground Floor
 - Remainder Of NHBC Warranty
- Sought After Modern Development
- Family Bathroom & En Suite Shower
- Modern Fitted Kitchen/Breakfast Room
- Two Allocated Parking Spaces & Rear Garden
- Close To High Street & Amenities

Guide Price £325,000-£345,000 Freehold





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Mapps Estates are delighted to bring to the market this immaculately presented contemporary three bedroom semi-detached family home located on a sought-after modern residential development within level walking distance of the high street, local amenities and schools. The accommodation comprises a reception hall, cloakroom, a spacious open plan lounge/diner opening to a well-appointed kitchen/breakfast room with integrated appliances to the ground floor, with three bedrooms, an en suite shower room and a family bathroom to the first floor. The property also enjoys two off-road parking spaces to the front and a private garden to the rear, and boasts underfloor heating to the ground floor as well as the remainder of the NHBC warranty. An early viewing of this stylish family home comes highly recommended.

Located on this prestigious Pentland Homes development set 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 pitched roof canopy over, outdoor wall light, composite front door with inset double glazed panels opening to reception hall.

Reception Hall

With fitted doormat, herringbone style LVT flooring, stairs to first floor, understairs store cupboard housing underfloor heating manifold, underfloor heating control panel, alarm keypad, consumer unit, doors to lounge/diner and cloakroom.

Cloakroom

With UPVC frosted double glazed window, wash hand basin with mixer tap over and drawers under, WC with concealed cistern, tiled flooring, feature wood panelling with fitted shelf.

Open Plan Lounge/Diner 18'3 x 16'

With rear aspect UPVC double glazed window looking onto garden, UPVC double glazed French doors opening to patio and garden, side aspect UPVC double glazed window, recessed downlighters, herringbone style LVT flooring, underfloor heating control, opening through to kitchen/breakfast room.

Kitchen/Breakfast Room 10'2 x 8'

With front aspect UPVC double glazed window, square edged worktops with matching splashbacks and shelves, breakfast bar, inset stainless steel one and a half bowl sink/drainers with mixer tap over. four ring Neff gas hob with extractor over and Neff electric oven under, integrated Bosch dishwasher, integrated Neff fridge/freezer, range of grey matt finish store cupboards and drawers, cupboard housing wall-mounted Worcester Bosch gas-fired boiler, central heating control panel, herringbone style LVT flooring, recessed downlighters.

First Floor:

Landing

With loft hatch, built-in airing cupboard housing pressurised hot water cylinder with fitted shelf, radiator.

Bedroom 13'4 x 8'11

With rear aspect UPVC double glazed window looking onto garden, feature wood panelling to one wall, fitted floor to ceiling double wardrobe with hanging rail and shelf over and sliding doors (one mirrored), radiator, door to en suite shower room.

En Suite Shower Room 7'1 x 4'8 (max points)

With UPVC frosted double glazed window, fully tiled shower cubicle with bi-fold screen, WC with concealed cistern and tiled shelf over, wash hand basin with mixer tap over and drawers under, recessed downlighters, shaver point, extractor fan, tiled floor, chrome effect heated towel rail.

Bedroom 14' x 8'10

With front aspect UPVC double glazed windows, feature wood panelled wall, radiator.

Bedroom 6'10 x 6'8

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

Family Bathroom 6'6 x 5'6

With UPVC frosted double glazed window, panelled bath with mixer tap, wall-mounted shower and shower screen over, wash hand basin with mixer tap over and drawers under, WC with concealed cistern, part-tiled walls and tiled shelf, recessed downlighters, extractor fan, tiled floor, chrome effect heated towel rail.

Outside:

To the front of the property is a brick block paved driveway providing two off-road parking spaces; visitors' parking bays are also available on the development. To the rear is a private garden mostly laid to lawn, with a paved patio, an outside tap, a garden shed and bike store, a gravelled pathway. a decked seating area to the rear corner, and a side gate.

Estate Service Charge:

We have been advised there is a service charge of approximately £250.00 per annum.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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.