



Gloucester Mews

New Romney TN28 8XQ

- Detached Family Home
- Modern Family Bathroom & En Suite Shower
- Large Conservatory
- Attractive South-Facing Rear Garden
- Close To Shops & Supermarket
- Four Bedrooms
- Spacious Living Room
- Fitted Kitchen & Utility Room
- Garage & Off-Road Parking
- Cul De Sac Location

Asking Price £375,000 Freehold





Mapps Estates are delighted to bring to the market this four bedroom detached family home set in a cul-de-sac location and within easy access to local amenities. The well-proportioned accommodation comprises a welcoming reception hall, cloakroom, a spacious living room leading through to a large rear conservatory, a fitted kitchen and a separate utility room to the ground floor, while upstairs you will find the master bedroom and en suite shower room, three further bedrooms and a well-appointed family bathroom. There is an attractive garden to the rear, an integral garage and a front driveway providing off-road parking. An early viewing 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 outdoor wall light, UPVC frosted double glazed front door opening to reception hall.

Reception Hall

With stairs to first floor, built-in cloaks cupboard, door to integral garage, coved ceiling, alarm keypad, radiator.

Cloakroom

With UPVC frosted double glazed window, WC, wall-hung wash hand basin with mixer tap over, fully tiled walls, tile effect vinyl flooring, chrome effect heated towel rail.

Kitchen 14'6 x 11'8

With front aspect UPVC double glazed window looking onto garden, range of white gloss finish store cupboards, display cabinets and drawers, rolltop work surfaces with tiled splashbacks and concealed lighting over, inset resin one and a half bowl sink/drainage with mixer tap over, four ring Bosch ceramic electric hob with pull-out extractor over, high level Bosch electric oven with matching microwave oven/grill over, space and plumbing for dishwasher, space for American style fridge/freezer, pull-out shelved larder cupboard, UPVC frosted double glazed window to side, coved ceiling, tiled floor, radiator.

Living Room 19' x 11'7

With rear aspect UPVC double glazed window looking through conservatory to garden, large UPVC double glazed window and sliding door opening to conservatory, feature fireplace with inset coal effect gas fire, coved ceiling, two radiators.

Conservatory 17'3 x 10'7

Of brick base construction with UPVC double glazed windows over, UPVC double glazed French doors opening onto the garden, pitched polycarbonate roof with two roof hatches, two ceiling fan/lights, tiled flooring, radiator.

Integral Garage 16'9 x 7'9

With up and over door, power and light, fuse box, door to reception hall and door to utility room.

Utility Room 7'10 x 5'1

With rear aspect UPVC double glazed window and back door opening to garden, wall-mounted Glow Worm gas-fired boiler, fitted worktop with inset stainless steel sink and tiled splashback, store cupboard, space and plumbing for washing machine and tumble dryer, coved ceiling, vinyl flooring, radiator.

First Floor:

Landing

With UPVC frosted double glazed window to side, loft hatch with fitted loft ladder, built-in airing cupboard housing hot water cylinder with shelf over.

Master Bedroom 11'3 x 11'

With front aspect UPVC double glazed window with countryside view, range of fitted wardrobes and matching dressing table, radiator, door to en suite shower room.

En Suite Shower Room

With UPVC frosted double glazed window, good-sized shower cubicle with Aqualisa electric shower, pedestal wash hand basin, WC, fully tiled walls, vinyl flooring heated towel rail.

Bedroom 12'6 x 7'8

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

Bedroom 9'4 x 8'4

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

Bedroom 9'10 x 8'4

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

Modern Family Bathroom 7'8 x 5'10

With UPVC frosted double glazed window, 'Jacuzzi' style bath with mixer tap and wall-mounted shower attachment over, pedestal wash hand basin with mixer tap over, WC, fully tiled walls, tiled floor, heated towel rail.

Outside:

To the front of the property is a garden laid to lawn with flower beds, and a concrete driveway providing off-road parking for two cars and access to the garage. A side gate accesses the attractive rear garden which is mostly laid to lawn with mature shrub borders, a paved terrace, garden shed and greenhouse, There are also water butts and an outside tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(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.