



## Dunstall Gardens

St. Marys Bay TN29 0QT

- Impressive Detached Bungalow
  - Quality Fitted Kitchen
  - Generous Conservatory
  - Rear Garden & Patio
  - Close To Seafront
- Three Double Bedrooms With Fitted Wardrobes
  - Large Living/Dining Room With Log Burner
  - Bathroom & Separate Shower Room
  - Garage & Off Road Parking
  - No Onward Chain

**Offers In Excess Of £375,000 Freehold**





Mapps Estates are delighted to bring to the market this impressive three bedroom detached bungalow residence located within walking distance of the seafront. The generous accommodation comprises an entrance porch opening to a fitted kitchen, a 25' living/dining room with a feature central fireplace and log burner, a large conservatory, three double bedrooms all with fitted wardrobes, a bathroom and a separate shower room. The property enjoys a patio and rear garden, a detached garage and off-road parking. Being sold with the advantage of no onward chain, an early viewing comes highly recommended.

Located on the outskirts of the village of St Mary's Bay, close to local amenities and within level walking distance of the beach and bus stop. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with a Public House and the Levin Club. The larger town of New Romney is approximately five minutes away by car and offers further shopping facilities and amenities including a Sainsbury's store and both secondary and primary schooling; further primary schooling is available in Dymchurch which also offers a small selection of shops together with a Tesco mini store. The larger Cinque Port town of Hythe is approximately fifteen minutes by car and offers a far greater selection of independent shops together with Sainsbury's, Aldi and Waitrose stores. The historic Royal Military Canal also runs through the centre of the town and Hythe enjoys an unspoilt seafront promenade. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

#### **Front Porch 4'9 x 4'3**

With UPVC double glazed front door, UPVC double glazed windows, pitched polycarbonate roof, tiled floor, internal UPVC double glazed door opening to kitchen.

#### **Kitchen 12'4 x 9'6**

With front and side aspect UPVC double glazed windows, range of solid wood store cupboards, display cabinets and drawers, wine rack, quartz effect worktops with tiled splashbacks and concealed lighting over, inset stainless steel sink/drainer with mixer tap over, space and plumbing for washing machine and dishwasher, fitted high level electric double oven, island unit with five ring gas hob, extractor hood over and further store cupboards under, cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, coved ceiling, tiled floor, recessed spotlights, radiator, open archway leading through to living/dining room.

#### **Living/Dining Room 25' x 18' (max)**

Comprising a dining area with high level UPVC double glazed window to side, coved ceiling, two radiators, wood effect LVT flooring, wall light point, opening through to a spacious living room area with front and side aspect UPVC double glazed windows, feature exposed brick central fireplace with log burner set onto raised hearth, wood effect LVT flooring, coved ceiling, two radiators, four wall light points, built-in store cupboard with hanging rail, shelf and consumer unit, glazed panel door to inner hallway, UPVC double glazed windows and French doors opening to conservatory.

#### **Conservatory 11'4 x 9'**

With brick base and UPVC double glazed windows over, front aspect UPVC double glazed door and side aspect French doors opening to patio, tiled floor, pitched polycarbonate roof with fitted blinds.

#### **Inner Hallway**

With central heating control panel, loft hatch, LVT wood effect flooring, built-in airing cupboard with radiator and fitted shelves, coved ceiling.

#### **Bathroom 6'4 x 6'3**

With UPVC frosted double glazed window, shower bath with mixer tap, wall-mounted shower attachment and shower screen over, vanity unit comprising WC with concealed cistern and shelf over, inset wash hand basin with mixer tap over and store cabinet under, wall light with shaver point, recessed downlighters and extractor fan, coved ceiling, fully tiled walls, chrome effect heated towel rail.

#### **Shower Room 6'4 x 5'5**

With UPVC frosted double glazed window, shower cubicle with Triton electric shower, bi-fold screen and recessed downlighter/extractor fan over, WC with concealed cistern, shelf over and store cabinets to both sides, wash hand basin with mixer tap over set into shelf with store cabinets under, fully tiled walls, coved ceiling, wood effect vinyl flooring, recessed downlighters.

#### **Bedroom 11'10 x 9'10**

With rear aspect UPVC double glazed window looking onto garden, recessed fitted floor to ceiling wardrobes with hanging rail and shelving, coved ceiling, radiator.

#### **Bedroom 12'11 x 10'1**

With side aspect UPVC double glazed window and French doors opening to patio, recessed fitted floor to ceiling wardrobes with hanging rail and shelving, coved ceiling, radiator.

#### **Bedroom 10'4 x 9'10**

With side aspect UPVC double glazed window looking onto patio, recessed fitted floor to ceiling triple wardrobe with hanging rails and fitted shelving, coved ceiling, radiator.

#### **Outside:**

To the front of the property is a brick block driveway providing off-road parking for two cars and access to the garage. There are paved terraces, shrub borders and outdoor lighting, and gated

access on both sides of the bungalow leading through to the rear garden. A paved pathway leads around the conservatory to a side patio with a wall light and pear tree; the rear garden is accessed via a wooden archway and is mostly laid to lawn with mature shrub borders. There are two paved terraces, outdoor lights and water butts, and a concrete pathway to the other side of the bungalow with an outside tap.

#### **Garage 16' x 8'7**

With up and over door, UPVC frosted double glazed window to rear, UPVC frosted double glazed door to side, boarded and plastered walls, UPVC ceiling with two loft hatches, fitted shelves, power and light.





Total floor area 117.0 m<sup>2</sup> (1,260 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.localagent.com](http://www.localagent.com)

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>84</b> |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | <b>70</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

61 Tritton Gardens, Dymchurch,  
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637  
[info@mappsestates.co.uk](mailto:info@mappsestates.co.uk)  
<http://www.mappsestates.co.uk>

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.