



Aspen Close

St. Marys Bay Romney Marsh TN29 0XA

- Semi-Detached Bungalow
- Good Sized Rear Garden
- Modern Fitted Kitchen & Shower Room
 - Large Conservatory
 - Gas Central Heating
- Cul De Sac Location
 - Two Bedrooms
- Open Plan Lounge/Diner
- Carport, Garage & Driveway
- Close To Shops & Seafront

Asking Price £315,000 Freehold





Mapps Estates are delighted to bring to the market this well presented two bedroom semi-detached bungalow located in a cul de sac on the popular Trees estate in St Mary's Bay, conveniently situated within level walking distance of local shops and the seafront. The property has benefitted from numerous home improvements by the current owner in recent years including the installation of a new fitted kitchen and shower room. The accommodation comprises a reception hall, two bedrooms, a shower room, a spacious open plan lounge/diner opening through to the kitchen, and a large conservatory to the rear. The property enjoys a good-sized plot with attractive front and rear gardens, a garage, a large carport and a brick block driveway for off-road parking. An early viewing comes highly recommended.

Located on the popular 'Tree Estate' in the coastal village of St Mary's Bay, close to local amenities and within level walking distance of the sandy beaches and bus stop if required. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with a Public House, the Levin Club and an active village hall. The Cinque Port town of New Romney is approximately five minutes away by car and offers further shopping facilities and amenities including a Sainsbury's store; the nearby village of Dymchurch also offers a small selection of shops together with a Tesco mini store. The larger Cinque Port town of Hythe is approximately fifteen minutes away 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.

Side Entrance

With UPVC frosted double glazed front door opening to reception hall.

Reception Hall 9'6 x 3'11

With loft hatch and fitted loft ladder, coved ceiling, doors to bedrooms, shower room and lounge.

Bedroom 12'7 x 10'9

With large front aspect UPVC double glazed window looking onto garden, range of fitted floor to ceiling wardrobes with mirrored sliding doors, coved ceiling and ceiling rose, radiator.

Bedroom 8'9 x 8'5

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

Shower Room 6'6 x 5'9

With UPVC frosted double glazed window, large quadrant fully tiled shower cubicle with rainfall shower and separate hand-held shower attachment, wash hand basin with mixer tap over and dove grey store cabinet under, matching dove grey bathroom cabinet, fitted mirror with integral lighting, heated towel rail, tiled floor.

Lounge/Diner 18'4 x 13'8 (max)

With large rear aspect UPVC double glazed window and door to conservatory, wood effect LVT flooring, coved ceiling, two radiators, opening through to kitchen.

Kitchen 11'5 x 8'

With rear aspect UPVC double glazed window looking onto garden, UPVC frosted double glazed back door opening to carport, range of fitted dark blue store cupboards and drawers, stone effect worktops with aquaboard panel splashbacks, inset resin one and a half bowl sink/drainers with mixer tap over, four ring gas hob with extractor over and electric oven and grill under, integrated fridge/freezer and dishwasher, space and plumbing

for washing machine, cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, wood effect LVT flooring.

Conservatory 13'4 x 10'6

With brick base and UPVC double glazed windows over and fitted blinds, French doors to side opening to patio and garden, pitched polycarbonate roof with two roof hatches, wall light point, tiled floor, radiator.

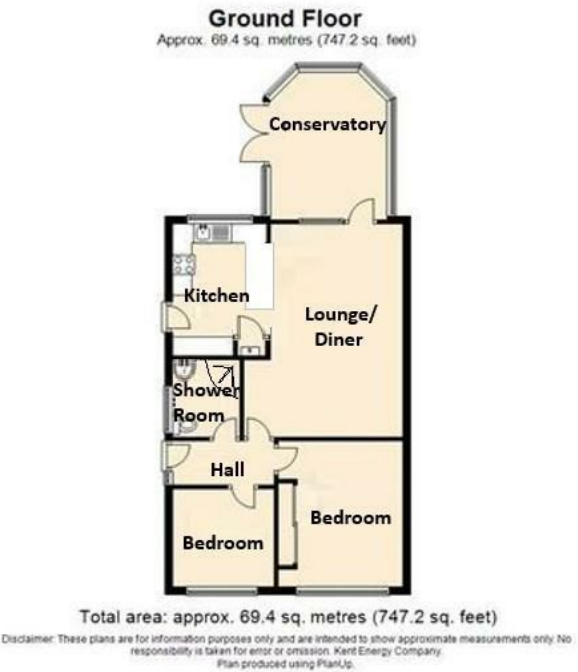
Outside:

To the front of the property is a pretty garden laid to lawn and with shrub borders. A brick block driveway provides off-road parking for two cars, with gates opening to the large carport covered area which has been laid to paving. A gate to the rear opens to the rear garden and a large paved patio area by the conservatory, an outside tap, and a raised decked terrace. The generous garden is laid to lawn with mature shrub borders and trees.

Garage 12'2 x 7'11

With up and over door, rear and side aspect windows and personal door to rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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.