



## Baldwin Road

Greatstone New Romney TN28 8PA

- Semi Detached & Extended Chalet Residence
  - Generous Accommodation
- Spacious Living Room & Sun Room
- Family Bathroom & Downstairs WC
  - Garage & Off-Road Parking
- Three Double Bedrooms
- Modern Kitchen/Breakfast Room
- Front Porch/Home Office
- Wraparound Gardens
  - Close To Beach

**Guide Price £350,000 - £375,000 Freehold**





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Mapps Estates are delighted to bring to the market this well presented and deceptively spacious semi-detached chalet style family home, located within walking distance of the beach and local primary school. The generous ground floor accommodation enjoys wood effect Karndean flooring throughout, and comprises a front entrance porch large enough to be used as a home office, a reception hall, a double bedroom, a cloakroom, a useful lobby area, a sun room with bi-fold doors opening to an enclosed rear terrace, a spacious living room with a feature log effect gas fire, and a stunning kitchen/breakfast room thanks to a side extension added to the property approximately five years ago. Upstairs are two further double bedrooms, the main bedroom boasting a range of fitted wardrobes, and a family bathroom. The property also enjoys a wraparound garden, a garage and workshop, and off-road parking for two cars to the rear. An early viewing of this desirable family home comes highly recommended.

Located in a popular residential road in Greatstone, within level walking distance of Greatstone primary school and the beach. In the nearby Cinque Port town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store, St Nicholas primary school and the Marsh Academy secondary school. Littlestone championship golf course and Dungeness National Nature Reserve are also only a short drive away. The 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 travelling time to London St. Pancras in under 40 minutes. Heading east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway.

#### Ground Floor:

### **Front Porch 7'1 x 6'9**

With UPVC front door and inset double glazed panel, front and side aspect UPVC double glazed windows, space for home office workstation, wood effect Karndean flooring, glazed panel internal door opening to reception hall.

### **Reception Hall 13'11 x 5'9**

With stairs to first floor and understairs store cupboard, wood effect Karndean flooring, heating thermostat, coved ceiling, radiator, doors to cloakroom, bedroom, and through to lobby area.

### **Lobby Area 10'1 x 8'2**

With wood effect Karndean flooring, fitted double pantry cupboard, store cupboard housing wall-mounted Worcester Bosch 'Greenstar' gas-fired boiler, cupboard over housing modern consumer unit, heating control panel, vertical electric radiator, opening through to sun room and kitchen/breakfast room.

### **Kitchen/Breakfast Room 16'6 x 14'8**

With composite stable door with double glazed upper panel opening to patio and garden, front and rear aspect UPVC double glazed windows, range of polar white wood grain effect store cupboards and drawers, large corner pantry cupboard with fitted shelving and wine rack, quartz worktops with tiled splashbacks, inset double ceramic sink with mixer tap over, matching island unit with breakfast bar and additional store cupboards, space for range style cooker with extractor over, integrated Sharp dishwasher and Indesit washer/dryer, space for American style fridge/freezer, loft hatch, recessed downlighters, wood effect Karndean flooring.

### **Sun Room 18'4 x 7'10**

With rear aspect UPVC double glazed bi-fold doors opening to rear terrace, wood effect Karndean flooring, coved ceiling, radiator, three wall light points, opening through to living room.



### **Living Room 14'6 x 11'5**

With feature recessed log effect gas fire, wood effect Karndean flooring, coved ceiling, radiator.

### **Bedroom 11'5 x 10'2**

With front aspect UPVC double glazed window looking onto garden, coved ceiling, wood effect Karndean flooring, vertical radiator.

### **Cloakroom**

With UPVC frosted double glazed window, WC with concealed cistern and shelf over, wash hand basin with mixer tap and tiled splashback over and store cabinet under, coved ceiling, wood effect Karndean flooring.

### **First Floor:**

#### **Landing**

With loft hatch and fitted loft ladder, side aspect UPVC double glazed window, space for dressing table, doors to bedrooms and bathroom.

### **Bedroom 14'9 x 11'7**

With rear aspect UPVC double glazed dormer window, range of fitted Ikea wardrobes, built-in airing cupboard housing hot water cylinder with fitted shelving over, coved ceiling, wood effect Karndean flooring, radiator.

### **Bedroom 11'6 x 8'3**

With front aspect UPVC double glazed dormer window, coved ceiling, wood effect Karndean flooring, radiator.

### **Family Bathroom 9'8 x 7'11 (max points)**

With UPVC frosted double glazed window, panelled 'Jacuzzi' style bath with Triton electric shower and shower curtain rail over, wash hand basin with mixer tap over and store cabinet under, WC, tiled walls, vinyl flooring, recessed eaves store cupboard, chrome effect heated towel rail.

### **Outside:**

The property enjoys outdoor space to the front,

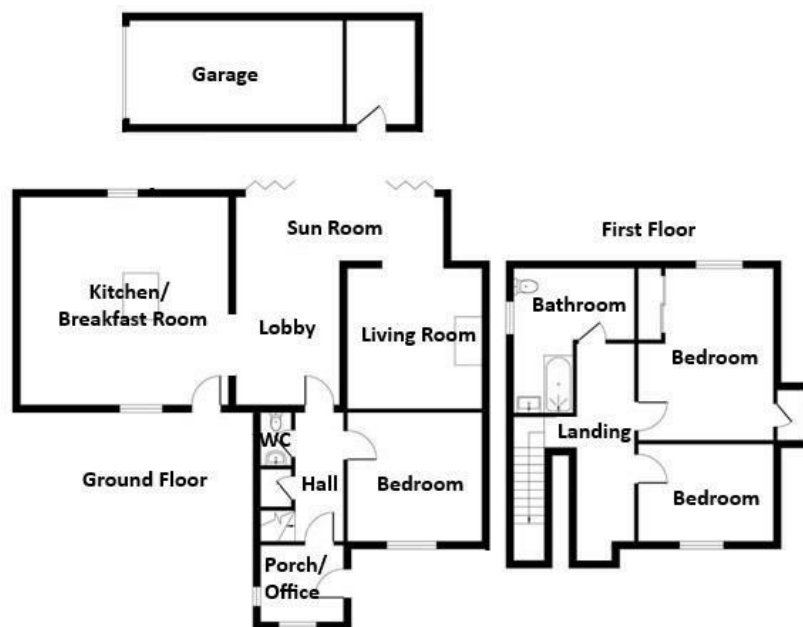


side and rear. To the front is a garden area laid to lawn, with a gated pathway leading to the front porch with an outdoor wall light. The main family garden is to the side, mainly laid to lawn and with a large crazy-paved patio by the back door from the kitchen, a side gate opening to Roberts Road, an outside tap and wall light. Side access leads through to a further garden area laid to slate chippings and bordered by mature shrubs, concrete pathways, an outdoor wall light, and gates opening to the rear parking area and garage, as well as the enclosed paved rear terrace. This is also accessed from the sun room, has outdoor power points and access to the workshop to the rear of the garage. Workshop 9'3 x 5'11 with window, fitted workbench and power points. The garage has a concrete hardstanding in front providing off-road parking for two cars, accessed via Roberts Road.

### **Garage 16'7 x 9'6**

With up and over door, power and light.





Approx Gross Internal Floor Area 1678 sq.ft / 155.99 sq.m

**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band** C  
**EPC Rating** C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 74                      | 83        |
| (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 |           |

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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.