

Salbris Close

Dymchurch Romney Marsh TN29 0HW

- Link-Detached Family Home
- Cul-De-Sac Location
- Modern Fitted Kitchen
- Family Bathroom & En Suite Shower Room
- Delightful Front & Rear Gardens
- Four Bedrooms & Study
- Spacious Living Room & Separate Dining Room
- Separate Utility Room
- Off Road Parking & Integral Garage
- Close To Beach & Village Centre

Guide Price £450,000 Freehold













GUIDE PRICE £450,000 - £475,000

Mapps Estates are delighted to bring to the market this exceptionally well presented four bedroom link-detached family home set in a cul de sac within a short walk of the beach. The well proportioned ground floor accommodation comprises a welcoming reception hall, cloakroom, study/home office, a spacious living room with double doors opening to a separate dining room, a modern fitted kitchen and a separate utility room, while to the first floor are the four bedrooms, family bathroom and en suite shower room. The property is complemented by attractive and well-tended front and rear gardens, and boasts a large brick block paved driveway and an integral garage. An early viewing of this well-appointed family home comes highly recommended.

Located to the eastern side of Dymchurch and within walking distance of Dymchurch's sandy beaches and high street. The sea wall offers a pleasant walk into the village centre which has a small selection of local shops together with a Tesco mini-store, primary school, doctors' surgery and Village Hall. Secondary schools are available in both New Romney and nearby Saltwood and both boys' and girls' grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. High Speed Rail Services to London St Pancras are available from Folkestone West station (approximately 50 minutes' travelling time) and Ashford International (less than 40 minutes' travelling time).

Ground Floor:

Front Entrance
With pitched roof canopy and light over, UPVC front door with inset frosted and leaded double glazed window, opening to reception hall.

Reception Hall
With LVT wood effect flooring, fitted doormat, stairs to first floor with understairs store cupboard, modern consumer unit, heating thermostat, coved ceiling, radiator.

Study 7'8 x 6'4
With front aspect UPVC leaded double glazed window looking onto garden, LVT wood effect flooring, coved ceiling, radiator.

Cloakroom
With pedestal wash hand basin with mixer tap and tiled splashback over, WC, LVT wood effect flooring, coved ceiling, radiator.

Living Room 18'1 x 11'4
With two front aspect UPVC leaded double glazed windows looking onto garden, feature fireplace with coal effect gas fire, coved ceiling, two radiators, glazed panel double doors opening through to dining room.

Dining Room 11'5 x 9'7
With rear aspect UPVC double glazed windows and French doors opening to patio and garden, wood effect laminate flooring, coved ceiling, radiator, door to kitchen.

Kitchen 11'11 x 9'7
With rear aspect UPVC double glazed window looking onto garden, modern fitted kitchen with a range of cream Shaker style store cupboards, drawers and display cabinet, rolltop work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink/drainer with mixer tap over, four ring gas hob with extractor canopy over, fitted high level Bosch electric oven, integrated Neff dishwasher, space for fridge/freezer, pull-out shelved larder cupboard, tile effect vinyl flooring, coved ceiling, door to utility room.

Utility Room 9'6 x 7'5
With rear aspect UPVC double glazed window and back door opening to patio and garden, fitted worktop with inset stainless steel sink/drainer with mixer tap over, range of fitted matt finish olive store cupboards, loft hatch, wall-mounted Worcester Bosch 'Greenstar' gas-fired boiler, space and plumbing for washing machine and tumble dryer, coved ceiling, tile effect vinyl flooring, radiator, door to garage.









Garage 18' x 9'8
With electric roller garage door, wall-mounted store cupboards and fitted shelving, power and light.

First Floor:

Landing
With built-in airing cupboard housing modern hot water cylinder with immersion heater and fitted shelving over, loft hatch with fitted loft ladder (the loft is part-boarded).

Bedroom 15'2 (max) x 11'11
With front aspect leaded double glazed window looking onto garden, twin recessed wardrobes with bi-fold doors, coved ceiling, radiator, door to en suite shower room.

En Suite Shower Room 8'4 x 5'9
With UPVC frosted double glazed window, large fully tiled shower cubicle with Aqualisa shower, fitted vanity unit comprising wash hand basin set into shelf, range of fitted cream gloss finish store cabinets, and WC with concealed cistern, fitted bathroom mirror with inset lighting, recessed downlighters, part-tiled walls, vinyl flooring, coved ceiling, chrome effect heated towel rail.

Bedroom 11'11 (max to door) x 9'9
With rear aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

Bedroom 9'5 x 9'2
With front aspect UPVC double glazed window looking onto garden, recessed wardrobe with bi-fold door, coved ceiling, radiator.

Bedroom 9'9 x 7'9
With rear aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

Family Bathroom 6'5 x 5'8
With UPVC frosted double glazed window, panelled bath with mixer tap, wall-mounted shower attachment and folding shower screen



over, pedestal wash hand basin with mixer tap over, WC, vinyl flooring, coved ceiling, part-tiled walls, radiator.

Outside:
To the front of the property is a generous brick block paved driveway providing off-road parking and access to the garage. There is also an attractive front garden bordered by hedging on two sides, laid to lawn and with well-stocked shrub borders. A side gate leads through to the rear garden which enjoys a large paved patio, a lawned area and well-tended shrub borders. There is a garden shed, two wall lights, an outside tap and a paved seating terrace to the rear corner.

Disclaimer: These details are for guidance only and do not form part of an offer or contract. Measurements are approximate. Mapps Estates and the Vendor accept no liability. Services and appliances are untested. Applicants must make their own checks. Items shown may not be included.





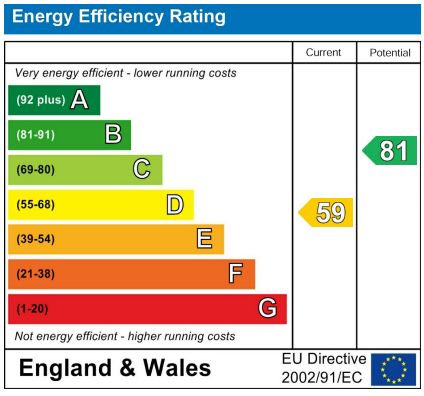












Local Authority Folkestone & Hythe District Council
Council Tax Band F
EPC Rating D

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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.