



Tritton Gardens

Dymchurch Romney Marsh TN29 0NA

- Detached Bungalow Residence
- Impressive Central Reception Hall
- Contemporary Design Living Room
 - Utility Room & Home Office
- Well-Tended Wraparound Gardens
- Extensively Refurbished Throughout
- Stunning & Spacious Kitchen/Diner
 - Three Bedrooms
 - Luxury Fitted Bathroom
- Gravelled Driveway & Car-Charging Point

Offers In Excess Of £475,000 Freehold





Mapps Estates are delighted to bring to the market this immaculately presented and extensively refurbished three bedroom detached bungalow residence set in a cul de sac location and within walking distance of the seafront. The generous accommodation comprises an entrance hall, an impressive central reception hall, a stunning kitchen/diner, a contemporary design living room, three bedrooms (two having bespoke fitted wardrobes), a luxury bathroom with a freestanding bath and a separate shower cubicle, a home office and a large utility room. The property is set in well-tended wraparound gardens, and boasts a gravelled driveway with ample off-road parking, a storeroom with a remote-controlled roller door, solar panels and a recently-installed car-charging point. An early viewing of this well-appointed home comes highly recommended.

Located in a cul de sac on this popular residential development to the eastern side of Dymchurch and within walking distance of Dymchurch's sandy beaches. 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 Schooling, Doctors' Surgery and Village Hall. Secondary Schools are available in both New Romney and nearby Saltwood and both boys' and girls' grammar schools being available 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 (approximately 50 minutes' travelling time) and Ashford International (approximately 40 minutes' travelling time) stations.

Front Entrance

With outdoor wall lights to both sides, composite front door with inset double glazed panels, opening to entrance hall.

Entrance Hall

With feature roof lantern, recessed downlighters, tile effect laminate flooring, radiator, door to reception hall.

Central Reception Hall 19'7 x 12'11 (max points)

With fitted recessed double shelved store cupboard, recessed downlighters, loft hatch (please note, there is a gas-fired combination boiler installed in the loft space), heating thermostat, tile effect laminate flooring, coved ceiling, doors to bedrooms, bathroom and living room, glazed panel double doors opening to kitchen/diner.

Kitchen/Diner 26'1 x 13'9

With three rear aspect UPVC double glazed windows looking onto garden and with luxury fitted blinds, Howdens fitted kitchen comprising a range of matt dark grey finish store cupboards and drawers, quartz worktops with matching upstands, recessed stainless steel sink with mixer tap over and integral drainer to worktop, integrated dishwasher, integrated larder fridge, recessed built-in shelved pantry, fitted high level electric double oven, matching island unit comprising a quartz worktop with inset induction hob, fitted store cupboards and drawers under and breakfast bar, vertical radiator, door to home office, large dining area with side aspect UPVC double glazed French doors opening to patio and garden, bespoke media wall with space for wall-mounted TV and fitted log effect electric fire under, fitted store cupboards and shelving with recessed downlighters, recessed downlighters, radiator.

Home Office 13'9 x 10'6 (max points)

With side and rear aspect UPVC double glazed windows, UPVC double glazed back door, recessed downlighters, wood effect herringbone style vinyl flooring, radiator, door to utility room.



Utility Room 13'3 x 8'10

With side aspect UPVC double glazed window, fitted wood effect worktop, space and plumbing for washing machine and tumble dryer, fitted dark blue finish store cupboards, space and plumbing for washing machine and tumble dryer, cupboards housing consumer unit, gas and electric meters, recessed motion-sensor downlighters, wood effect herringbone style vinyl flooring, radiator.

Living Room 18'11 x 8'7

With dual aspect UPVC double glazed windows with bespoke fitted shutters, acoustic boarding to wall, contemporary bespoke fitted dresser unit with fitted shelving and store cabinets, recessed downlighters, radiator.

Bedroom 16'6 x 9'11

With front aspect UPVC double glazed window looking onto garden with bespoke fitted shutters, bespoke fitted floor to ceiling wardrobes, radiator.

Bedroom 12'8 x 10'2

With side aspect UPVC double glazed window looking onto garden with bespoke fitted shutters, range of bespoke fitted floor to ceiling wardrobes to one wall, coved ceiling, radiator.

Bedroom 12'8 x 8'10

With side aspect UPVC double glazed window with luxury fitted blind, radiator.

Luxury Bathroom 10'9 x 6'6

With feature roof lantern, freestanding rolltop bath with wall-mounted mixer tap over, recessed shower cubicle with rainfall shower and separate shower attachment over, wash hand bowl set onto wall-mounted shelf with mixer tap over and storage drawers under, fitted circular backlit mirror, WC, extractor fan, fully tiled walls and floor, recessed downlighters, electric chrome effect heated towel rail.

Outside:

To the front of the property is a large gravelled



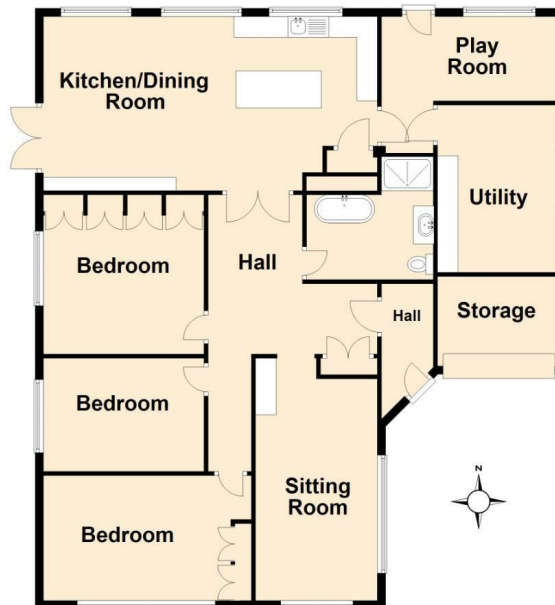
driveway providing off-road parking for three cars, access to the storeroom (9'4 x 6'6 with remote controlled roller door) outdoor wall lights and a recently-installed electric car-charging point. There is a side access and a separate gated opening to the wraparound garden which has been mainly laid to lawn, with raised borders, a large garden shed, a paved patio with outdoor wall lights and power point by the French doors, further outdoor lighting to the rear, an outside tap and a play area laid to wood chippings. The property also benefits from sixteen solar panels.





Ground Floor

Approx. 140.9 sq. metres (1516.1 sq. feet)



Total area: approx. 140.9 sq. metres (1516.1 sq. feet)

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

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

Mapps Estates Sales Office

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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.