High Knocke

Dymchurch Romney Marsh TN29 0QD

- Semi-Detached Chalet Residence
- Well Presented Throughout
- Downstairs Bathroom with Shower
- Off-Road Parking For Three Cars & Garage
- Close To Amenities & Bus Route
- Four Bedrooms
- Spacious Modern Kitchen
- Living Room Opening To Conservatory
- Delightful Rear Garden Backing Onto Waterway
- No Onward Chain

Asking Price £295,000 Freehold

Mapps Estates are delighted to bring to the market this well presented four bedroom semi-detached chalet residence conveniently located within walking distance of Dymchurch village and the beach. The accommodation comprises a front entrance porch and reception hall, a spacious living room opening to a generous rear conservatory, a modern fitted kitchen, a downstairs bathroom with bath and separate shower cubicle, and four first floor bedrooms. The property enjoys a pleasant rear garden looking onto a waterway to the rear, off-road parking for up to three cars and a garage. Being sold with the advantage of no onward chain, an early viewing comes highly recommended.

Located on a private road on the outskirts of Dymchurch and within walking distance of its 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 school, 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 (under 40 minutes travelling time).

Ground Floor:

Front Entrance Porch 5'6 x 2'9
With UPVC double glazed front door, front and side aspect UPVC double glazed windows, wood effect vinyl flooring, coat-hanging space, internal UPVC frosted double glazed door with window to side, opening to reception hall.

Reception Hall 12'7 x 5'10
With stairs to first floor and understairs store cupboard, radiator.

Living Room 15'6 x 11'8
With radiator, rear aspect UPVC double glazed French doors opening to conservatory.

Conservatory 18'7 x 7'2
With pitched polycarbonate roof, rear aspect UPVC double glazed window and sliding door opening to garden, side aspect UPVC double glazed window and sliding door, wood effect laminate flooring and fitted carpet, two wall light points, radiator.

Kitchen 15'5 (max) x 8'10
With rear aspect UPVC double glazed window looking onto garden, UPVC frosted double glazed back door, modern fitted kitchen comprising a range of gloss finish store cupboards and drawers, square edged worktops with tiled splashbacks, inset resin sink/drainer with mixer tap over, integrated slimline dishwasher, four ring ceramic electric hob with pull-out extractor over, fitted high level electric double oven, space and plumbing for washing machine, cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, wood effect vinyl flooring.

Family Bathroom 8'10 x 5'9
With UPVC frosted double glazed windows, panelled bath with mixer tap over, shower cubicle with electric shower and Aquaboard panelling, pedestal wash hand basin with mixer tap over, WC, heated towel rail, tiled walls, tile effect vinyl flooring.

First Floor:

Landing
With fitted over stairs shelved linen cupboard, doors to bedrooms.

Bedroom 11'2 x 8'11
With front aspect UPVC double glazed window with countryside glimpses, recessed wardrobe, radiator.

Bedroom 9' x 8'5
With rear aspect UPVC double glazed window looking onto waterway, radiator.

Bedroom 11'9 (max) x 8'4
With rear aspect UPVC double glazed window looking onto waterway, recessed triple fitted wardrobe, radiator.

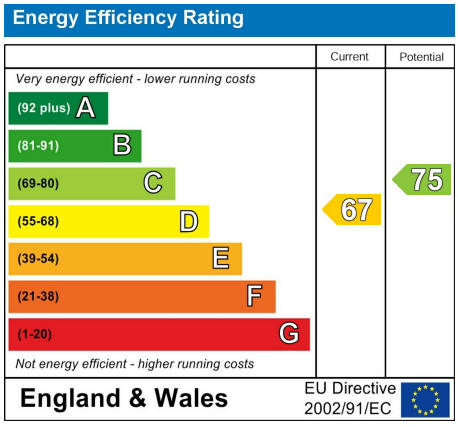
Bedroom 11'3 x 8'6
With front aspect UPVC double glazed window with countryside glimpses, fitted wood effect corner wardrobe and drawer unit with matching bedside units, radiator.

Outside:
To the front of the property there is off-road parking space for up to three cars and access to the garage. A side gate opens to a pathway leading through to the rear garden. This has a brick block paved patio, a decked terrace overlooking the waterway to the rear, the garden being laid to lawn with a raised flower bed and water butt. There is a canopy over the back door from the kitchen and an outside tap to one side. A back gate from the rear garden opens to steps down to a vegetable patch area also overlooking the waterway.

Garage 16'2 x 8'8
With up and over door, gas meter, consumer unit, power and light.

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

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.
Plan produced using PlanUp.



Mapps Estates Sales Office

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

Contact

01303 232637
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.