

Adie Road

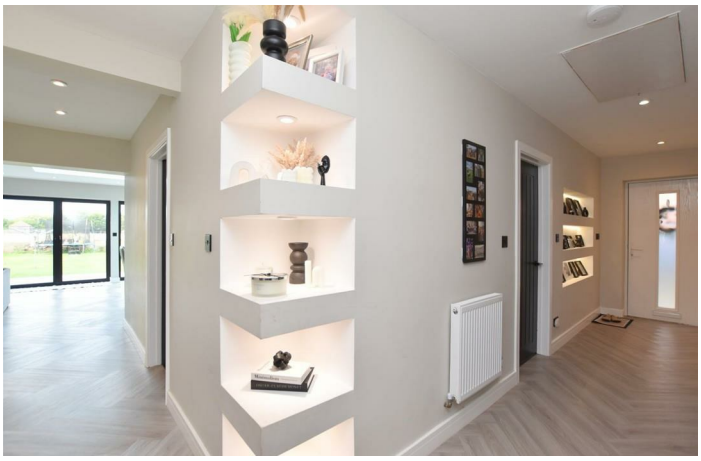
Greatstone New Romney TN28 8SR

- Link-Detached Bungalow Residence
- Extensively Refurbished & Extended
- Family Bathroom
- Contemporary Open Plan Living Space
- Large Rear Garden
- Backing On To Open Fields
- Four Double Bedrooms
- En Suite Shower To Main Bedroom
- Luxury Fitted Kitchen/Breakfast Room
- Ample Off Road Parking

Asking Price £525,000 Freehold













Mapps Estates are delighted to bring to the market this well presented, deceptively spacious link-detached bungalow residence enjoying ample off-road parking, and a large rear garden backing onto open fields. The property has been extended and extensively refurbished over the last eighteen months, the accommodation now comprising a welcoming reception hall, an impressive open plan living/dining space with bi-fold doors opening onto the patio and garden, a contemporary design kitchen with integrated appliances and a breakfast bar, a separate utility room, four double bedrooms, a luxury en suite shower room to the main bedroom and a well-appointed family bathroom. An early viewing comes highly recommended.

Located on a popular residential road in Greatstone, within level walking distance of a small parade of shops and the beach. In the nearby Cinque Port town of New Romney, there is a selection of independent shops and restaurants including a Sainsbury's store. Primary and secondary schooling are also located close by, with Littlestone championship golf course and Dungeness National Nature Reserve 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.

Side Entrance

With outdoor wall lights to both sides, composite front door with inset frosted double glazed panel, opening to reception hall.

Reception Hall 22'10 x 17' (max points)
An 'L' shaped hallway, with bespoke recessed shelving with inset lighting, loft hatch with fitted wooden loft ladder (please note, there is a modern Worcester Bosch gas-fired combination boiler installed in the loft), cupboard housing electric meter and consumer unit, recessed downlighters, wood effect LVT flooring, two radiators, opening through to open plan living space.

Open Plan Living Space 33'6 x 15'1
A impressive open plan room comprising lounge and dining areas and a contemporary fitted kitchen/breakfast room, with recessed downlighters and wall lights, feature large central roof lantern, wood effect LVT flooring, two sets of rear aspect aluminium framed bi-fold doors opening onto the patio and garden and with a countryside view to the rear.

Kitchen/Breakfast Area
A 'Howdens' fitted kitchen comprising a range of matt black finish store cupboards and drawers, square edged worktops, inset resin sink/drainer with mixer tap and concealed lighting over, integrated dishwasher, fitted high level electric double oven, space for American style fridge/freezer, matching island unit with worktop and breakfast bar, five ring ceramic hob with suspended extractor over and further store cupboards and drawers under.

Utility Room 7'4 x 4'7
With range of fitted store cupboards, square edged worktop, recessed downlighters, space and plumbing for washing machine and tumble dryer, wood effect LVT flooring.

Bedroom 19'4 x 11'5
With front aspect UPVC double glazed window, recessed downlighters, radiator, door to en suite shower room.









En Suite Shower Room 7'3 x 5'6
With large walk-in shower enclosure with rainfall shower and separate hand-held shower attachment, wash hand basin with mixer tap over and drawers under, fitted bathroom mirror with inset lighting and demister, WC with concealed cistern and recessed shelf over, extractor fan, recessed downlighters, fully tiled walls and floor, heated towel rail.

Bedroom 11'5 x 10'5
With front aspect UPVC double glazed bay window, recessed downlighters, radiator.

Bedroom 11'5 x 11'3
With front aspect UPVC double glazed bay window, recessed downlighters, radiator.

Bedroom 11'8 x 10'11
With side aspect UPVC double glazed window, recessed downlighters, radiator.

Family Bathroom 11'7 x 6'4
With panelled bath with central mixer tap and shower attachment over, large walk-in shower enclosure with rainfall shower and separate hand-held shower attachment, wash hand basin with mixer tap over and drawers under, fitted bathroom mirror with inset lighting and demister, WC with concealed cistern and recessed shelf over, extractor fan, recessed downlighters, fully tiled walls and floor, heated towel rail.

Outside:
To the front of the property is a large gravelled driveway with a concrete hardstanding to one side, providing ample off-road parking for numerous vehicles and space for a caravan or motorhome if required. A paved side pathway takes you to the side entrance, with gated access to the large rear garden. There is a generous porcelain tiled patio with outdoor wall lights and power points, while the main garden has been laid to lawn with a soft play area; to the



rear is a low brick wall beyond which are open fields.











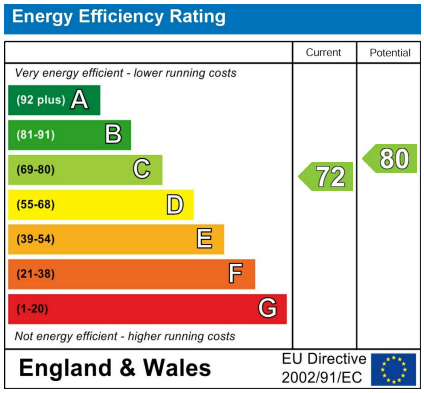


Ground Floor

Approx. 137.3 sq. metres (1478.0 sq. feet)



Total area: approx. 137.3 sq. metres (1478.0 sq. feet)



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

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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.