



## Woodland Way

Dymchurch Romney Marsh TN29 0UE

- Charming Detached Bungalow
  - Three Bedrooms
  - Fitted Kitchen
  - Conservatory To Rear
- Garage & Off Road Parking
- Set On A Corner Plot
- Spacious Lounge/Diner
- Fitted Shower Room
- Wraparound Gardens
- Close To Seafront

**Asking Price £325,000 Freehold**





Mapps Estates are delighted to bring to the market this charming three bedroom detached bungalow residence set on a corner plot, on a popular development within walking distance of the seafront. The accommodation comprises an entrance porch, reception hall, a spacious lounge/diner with a feature bay window, three bedrooms, a fitted kitchen and shower room, and a rear conservatory. The property also enjoys wraparound gardens, off-road parking and a garage. An early viewing comes highly recommended.

Located on this popular residential development on the Dymchurch/Hythe border and within easy access of the sandy beaches of Dymchurch. The pretty Cinque Port town of Hythe is a short car journey along the coast and offers a good selection of independent shops together with Sainsbury's, Waitrose and Aldi stores. The town also has the beautiful historic Royal Military Canal running through the centre. Primary schooling is located in Hythe and the village of Dymchurch, which also offers a small selection of local shops and a Tesco mini-store. Secondary schooling is available in nearby New Romney and Saltwood, while both boys' & girls' grammar schools are available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. Hi-speed rail services are available from Ashford International railway station with a travelling time of approximately 40 minutes to St Pancras London, and from Folkestone West with a travelling time of approximately 50 minutes.

**Entrance Porch**

With UPVC double glazed window and double entrance doors, wood block tiled floor, internal UPVC front door with inset frosted double glazed panels, opening to reception hall.

**Reception Hall**

An 'L' shaped hallway with fitted store cupboard housing a modern wall-mounted Worcester Bosch gas-fired combination boiler with fitted shelving, recessed cloaks cupboard, loft hatch with fitted loft ladder, heating thermostat, radiator.

**Lounge/Diner 21'1 x 10'9**

With feature oriel bay window with UPVC double glazed windows looking onto garden, glazed panel door opening to hallway, dining area with serving hatch through to kitchen, feature fireplace, two radiators.

### **Kitchen 8'3 x 8'1**

With UPVC double glazed window, UPVC frosted double glazed back door, fitted rolltop work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink/drainers with mixer tap over, range of cream store cupboards and drawers, four ring gas hob with pull-out extractor over and electric oven under, space and plumbing for washing machine, space for fridge/freezer, tiled floor.

### **Bedroom 9'2 x 8'11**

With UPVC double glazed window, wood effect laminate flooring, radiator.

### **Bedroom 11'5 x 9'11**

With UPVC double glazed window looking onto rear garden, wood effect laminate flooring, radiator.

### **Bedroom 9'11 x 9'4**

With tiled floor, radiator, UPVC double glazed French doors opening to conservatory.

### **Shower Room 8'1 x 5'10**

With UPVC frosted double glazed window, large walk-in shower enclosure with rainfall shower and separate hand-held shower attachment, fitted vanity unit comprising wash hand basin with mixer tap over, store cabinet under and WC with concealed cistern to side, aquaboard panelling to walls, tiled floor, extractor fan, chrome effect heated towel rail.

### **Conservatory 11'2 x 9'3**

With brick base and UPVC double glazed windows over, UPVC double glazed doors to both sides accessing the rear garden, double glazed pitched roof with fitted blinds, tiled floor, power and light.

### **Outside:**

To the front and side of the property is a wraparound garden bordered by attractive picket fencing, the garden being mostly laid to lawn with mature shrub borders. A pathway with a pergola over leads to the entrance porch, while to the other side of the bungalow is a driveway for two cars and double gates opening to a covered carport area laid to concrete with a polycarbonate roof over, an outdoor tap, access to the garage, and a side gate opening to the rear garden. This has been laid mostly to lawn with shrub borders and trees, a paved patio by the conservatory, water butt, summerhouse and a paved, covered seating area to the side.

### **Garage 16'11 x 8'7**

With up and over door, fitted shelves, power and light.





**Ground Floor**



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>		70	79
(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.