



## **Tritton Gardens**

**Dymchurch Romney Marsh TN29 0NA**

- Detached Bungalow Residence
  - Corner Plot
- Spacious Living/Dining Room
- Amtico Flooring To Most Rooms
  - Gardens & Rear Courtyard
- Three/Four Bedrooms
- Kitchen/Breakfast Room
- Shower Room & En Suite Bathroom
  - Garage & Off-Road Parking
- Bespoke Shutters To Most Windows

**Asking Price £450,000 Freehold**





Mapps Estates are delighted to bring to the market this spacious three/ four bedroom detached bungalow residence set on a corner plot on a popular residential area within walking distance of the beach and the village of Dymchurch. The property has enjoyed many home improvements in recent years, the current owners having had Amtico flooring laid to most rooms, bespoke shutters fitted to most windows and a new boiler installed in 2022. The accommodation comprises a large living/dining room, a kitchen with integrated appliances and space for a breakfast table, a master bedroom with fitted wardrobes, a walk-in wardrobe and en suite bathroom, two further bedrooms, one of which opens through to a fourth bedroom or study, and a family shower room. The attractively landscaped gardens lie to the front and side of the property, while to the rear is a paved courtyard area. The property also benefits from an attached garage and off-road parking for up to three cars. An early viewing comes highly recommended.

Located on a corner plot 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 a recessed front porch with light over and quarry tiled floor, feature painted solid oak stable entrance door with inset frosted double glazed panel, opening to reception hall.

### Reception Hall 13'8 x 10'6 (max points)

With wood effect Amtico flooring, loft hatch and fitted loft ladder, heating thermostat, radiator.

### Kitchen/Breakfast Room 20' x 14'1 (max points)

With side aspect UPVC double glazed window looking onto garden, rear aspect UPVC double glazed window with bespoke fitted shutters, comprehensive range of light wood effect store cupboards, display cabinets and drawers, roll top work surfaces with Metro-style tiled splashbacks and concealed lighting over, inset large stainless steel sink with mixer tap over, inset Siemens four ring ceramic hob with extractor canopy over, fitted high level Bosch double electric oven, integrated dishwasher and washing machine, space for tumble dryer, space for American style fridge/freezer, Amtico tiled effect flooring, cupboard housing modern Ideal gas-fired combination boiler, space for breakfast table and chairs, UPVC back door with frosted double glazed upper panel opening to rear courtyard.

### Living/Dining Room 21'11 x 19'3 (max points)

'L' shaped, with Amtico wood effect flooring throughout, the Living Room area having two front aspect UPVC double glazed windows looking onto garden and with bespoke fitted shutters, side aspect UPVC double glazed windows and French doors to garden, two radiators, opening to the Dining Room area with side aspect UPVC double glazed window with bespoke fitted shutters looking onto garden, radiator, door to kitchen/breakfast room.

### Master Bedroom 14' x 11'11

With rear aspect UPVC double glazed window with bespoke fitted shutters, recessed triple wardrobe with sliding doors, ceiling fan/light, Amtico wood effect flooring, radiator, archway leading through to walk-in wardrobe with hanging rails and fitted shelving, door to en suite bathroom.



### **En Suite Bathroom 8'6 x 7'10 (max)**

With UPVC frosted double glazed window, panelled bath with mixer tap and wall-mounted shower attachment over, pedestal wash hand basin with mixer tap over, WC, extractor fan, part-tiled walls, tiled floor, chrome effect heated towel rail.

### **Bedroom 9'7 x 9'2**

With front aspect UPVC double glazed window with bespoke fitted shutters looking onto garden, Amtico wood effect flooring, radiator.

### **Bedroom 11'4 x 9'7**

With front aspect UPVC double glazed window with bespoke fitted shutters, Amtico wood effect flooring, radiator.

### **Bedroom/Hobby Room/Study 9'7 x 7'11**

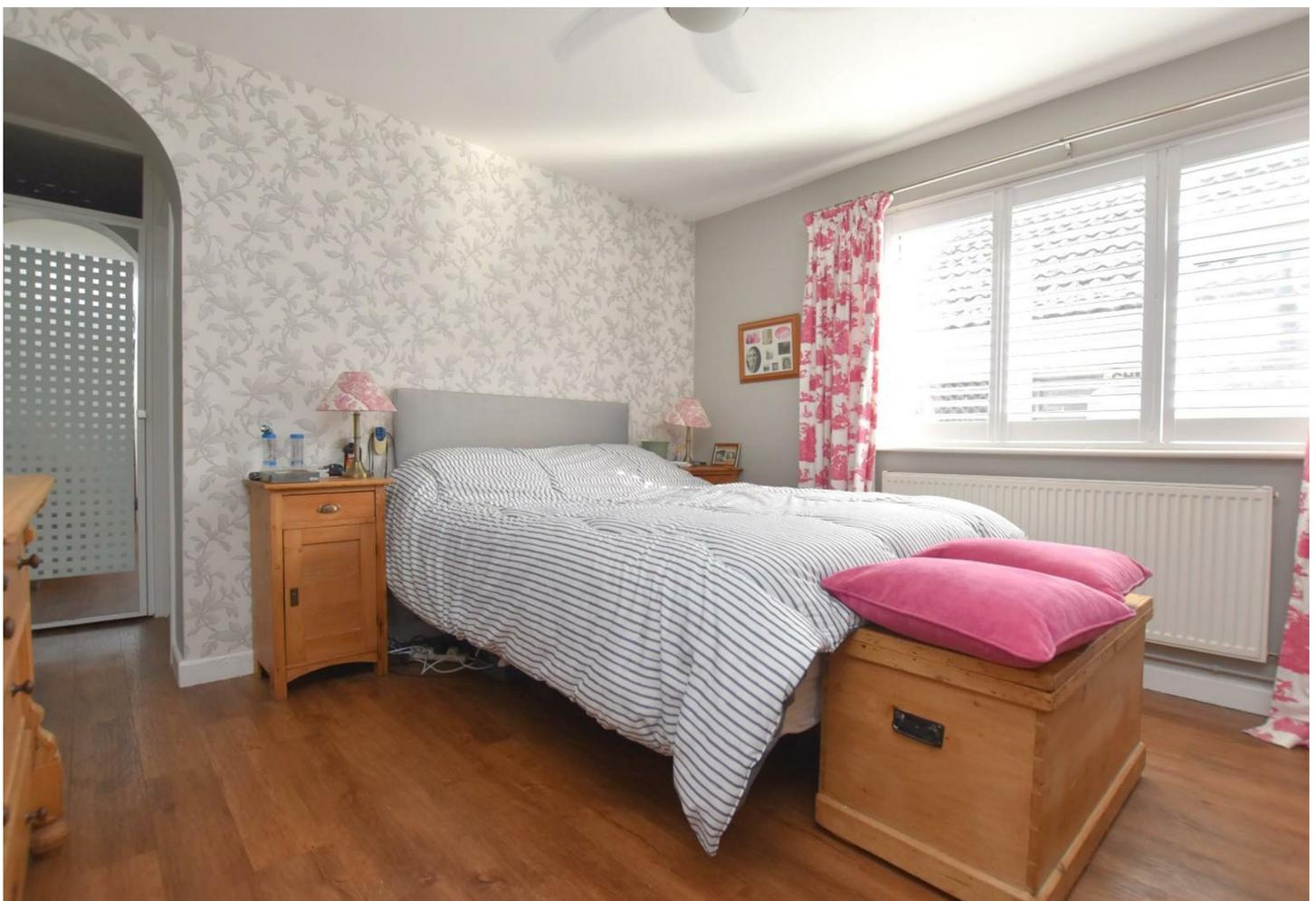
A versatile room which could serve as a fourth bedroom/nursery or as a study/hobby room, with front aspect UPVC double glazed window with bespoke fitted shutters, Amtico wood effect flooring, radiator.

### **Shower Room 8'11 x 8'5 (max points)**

With two UPVC frosted double glazed windows, large fully tiled shower cubicle with sliding screen, rainfall shower and separate hand-held shower attachment, pedestal wash hand basin with mixer tap over, WC, extractor fan, fitted bathroom storage cabinet, part-tiled walls, Amtico wood effect flooring, chrome effect heated towel rail.

### **Outside:**

The property is set on a corner plot with attractively landscaped and private gardens to the front and side; these have been mostly laid to lawn with a variety of well-stocked flower and shrub beds, a water butt, a bay tree, and bordered by hedging. By the French doors from the living room is a brick block paved seating area with a timber frame canopy over and there is a feature circular paved terrace ideal for an outdoor dining set. There are concrete pathways leading to gated access to the front and rear of



the property. The rear courtyard area had been laid to paving, with two outside wall lights and water taps. There is a personal back door to the garage and gated side access leading through to the front driveway, this having off-road parking space for up to three cars.

### **Garage 17' x 8'6**

With up and over door, personal door to rear opening to rear courtyard, UPVC frosted double glazed window to side, electric meter and fuse box, power and light.





**Ground Floor**  
Approx. 131.5 sq. metres (1415.3 sq. feet)



Total area: approx. 131.5 sq. metres (1415.3 sq. feet)

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.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(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	

**Mapps Estates Sales Office**

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