

Hind Close

Dymchurch Romney Marsh TN29 0LG

- Modern End Terraced Residence
- Newly-Fitted Kitchen & Bathroom
- Dining Room & Garden Room
- New En Suite Shower Room
- Close To Amenities & Beach
- Well-Appointed & Refurbished
- Spacious Living Room
- Three Bedrooms
- Garden & Parking Space
- No Onward Chain

Asking Price £325,000 Freehold













Mapps Estates are delighted to bring to the market this beautifully-presented and well-appointed three bedroom end terraced residence conveniently located close to amenities and within a short walk of the beach. The property has been extensively refurbished by the current owner and boasts a brand new, full central heating system with Worcester Bosch boiler which was installed by British Gas , a newly fitted kitchen and bathroom, a new en suite shower room, full redecoration and new floor coverings throughout. The accommodation comprises a spacious living room, kitchen/dining room, garden room and cloakroom/utility room to the ground floor, while upstairs you will find three bedrooms, a new en suite shower room to the main bedroom, with a modern fitted bathroom serving the other two bedrooms. The property also enjoys an attractive and well-tended private garden as well as an off-road parking space to the rear. Being so close to the beach, and withing walking distance of the village of Dymchurch which has always been popular with holiday makers, this property would also make an ideal second home or holiday let. With the added incentive of no onward chain, an early viewing comes highly recommended.

Located on this popular residential development within easy walking distance of Dymchurch's sandy beaches and amenities. 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 (approximately 40 minutes' travelling time) stations.

Ground Floor:

Front Entrance
Recessed entrance porch with UPVC double glazed entrance door and window to side, quarry-tiled flooring and wood-panelled walls, internal solid wood entrance door and frosted double glazed windows to side, opening to reception hall.

Reception Hall 5'5 x 5'4
With doors to cloakroom/utility and living room, wood effect vinyl flooring, coved ceiling, radiator.

Cloakroom/Utility Room
With UPVC frosted double glazed window, WC with shelf over, wall-mounted fan heater, wall-hung wash hand basin with mixer tap and tiled splashback, coved ceiling, wood effect vinyl flooring, utility area with wood effect worktop and tiled splashback, space and plumbing for washing machine under and wall-mounted store cupboard over.

Living Room 15'1 x 12'8
With rear aspect UPVC double glazed windows and French doors to garden, wall-mounted electric fire, stairs to first floor, walk-in understairs store cupboard with gas meter, radiator, door to kitchen.

Modern Fitted Kitchen 10'4 x 8'3
With front aspect UPVC double glazed window, range of matt white finish store cupboards and drawers, square edge worktops with tiled splashbacks, fitted stainless steel sink/drainer with mixer tap over, space for Range-style gas cooker with extractor canopy over, space for fridge/freezer, space and plumbing for dishwasher, newly-installed wall-mounted Worcester Bosch gas-fired combination boiler, heating control panel, cupboard housing consumer unit and electric meter, wood effect vinyl flooring. opening through to dining room.

Dining Room 9'7 x 7'11
With two fitted shelved store cupboards, wood effect laminate flooring, radiator, glazed panel door opening to garden room.

Garden Room 6'6 x 5'8
With floor to ceiling UPVC double glazed windows and door to garden, tiled floor.

First Floor:

Landing
With front aspect UPVC double glazed window, loft hatch.

Bedroom 11'6 x 9'3
With rear aspect UPVC double glazed window looking onto garden, double electric sockets with USB points, radiator, door to en suite shower room.

En Suite Shower Room
With large fully tiled quadrant shower cubicle, pedestal wash hand basin with mixer tap and tiled splashback over, WC, wood effect vinyl flooring, extractor fan, chrome effect electric heated towel rail.

Bedroom 11'8 x 9'3
With rear aspect UPVC double glazed window looking onto garden, recessed built-in double wardrobe with sliding doors, hanging rail and shelf over, radiator.

Bedroom 10'10(max) x 8'7
With front aspect UPVC double glazed window, double electric socket with USB points, radiator.

Bathroom 8'3 x 5'3 (10'9 into doorwell)
With UPVC frosted double glazed window, panelled bath with tiled walls, mixer tap and wall-mounted shower attachment, shower screen and shower curtain rail over, pedestal wash hand basin with tiled splashback, WC, wood effect vinyl flooring, radiator.

Outside:
The property enjoys a well-tended, private rear garden, laid to lawn and with planted shrub and flower borders, a paved patio, bin store area, water butt and tool shed. A back gate accesses the off-road parking area which has space for one car, and within in a short walk, you have the incredible benefit of direct access on to Dymchurch's beautiful sandy beach.



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



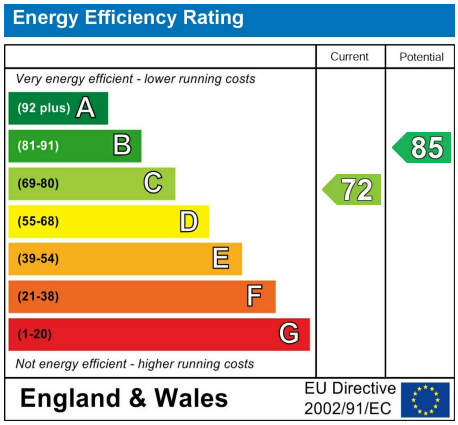


Hind Close, Dymchurch, TN29

Approximate Gross Internal Area = 92.9 sq m / 1000 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID995207)



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.