



## Sycamore Close

Lydd Romney Marsh TN29 9LG

- Semi-Detached Chalet Style Residence
  - Large Lounge/Diner
  - Two Family Bathrooms
- Family Garden & Large Bespoke Outbuilding
  - Off-Road Parking & Integral Garage
- Four Bedrooms (Three With Air Conditioning)
  - Kitchen/Breakfast Room & Utility Room
  - Beautiful Countryside Views
- Solar Panels With Storage Batteries
  - No Onward Chain

**Asking Price £400,000 Freehold**





Mapps Estates are delighted to bring to the market this well-appointed four bedroom semi-detached chalet-style family home set in a cul de sac location and enjoying beautiful countryside views to the rear. The generous accommodation comprises a welcoming reception hall, a large lounge/diner, a modern fitted kitchen/breakfast room and separate utility room, a bedroom and bathroom to the ground floor, with three double bedrooms, all with Fujitsu air-conditioning units, and a further family bathroom with a bath and walk-in shower enclosure to the first floor. The property enjoys off-road parking and an integral garage, and a family garden and patio to the rear boasting a large bespoke outbuilding with an air-conditioned bar and WC. In addition, there is the benefit of no less than nineteen solar panels with two 8kW storage batteries for low running costs. Being sold with no onward chain, an early viewing of this desirable family home comes highly recommended.

Located in a cul-de-sac in the semi-rural town of Lydd on the Romney Marsh, with a selection of local shops and a primary school. There is plenty to do in the local area, with Dungeness Natural Nature Reserve, the Romney, Hythe & Dymchurch light railway, and golf courses all only a short drive away. The nearby town of New Romney offers a selection of independent shops and restaurants together with a Sainsbury's store, doctors, dentists and both Primary and Secondary schooling. The medieval coastal town of Rye and the popular beaches of Camber Sands are also within half an hour's drive as is the market town of Ashford. High speed rail services to London are available from Ashford International railway station approximately twenty-five minutes away by car, providing fast services to London St Pancras in only thirty-eight minutes. Ashford also provides access to junctions 9 and 10 of the M20 motorway, giving easy access to Maidstone, London and the Port of Dover, while the Channel Tunnel terminal at junction 11A offers direct rail links to mainland Europe.

#### **Ground Floor:**

## Front Entrance

A recessed front entrance with UPVC frosted double glazed front door, opening to reception hall.

## Reception Hall 10' x 6'8

With front aspect UPVC double glazed window, stairs to first floor with understairs storage space, recessed bookshelf, wood effect laminate flooring, radiator.

## Lounge/Diner 20'9 x 15'11 (max points)

With rear aspect UPVC double glazed window looking onto garden and with countryside view, large rear aspect UPVC double glazed window and sliding door opening to patio and garden, feature log effect fireplace (no longer connected) and granite hearth, wood effect laminate flooring, coved ceiling, two radiators, open doorway through to kitchen.

## Kitchen/Breakfast Room 14'6 x 7'4

With rear and side aspect UPVC double glazed windows looking onto garden, UPVC frosted double glazed back door opening to patio and garden, range of fitted cream and plum gloss finish store cupboards and drawers, pull-out larder cupboard, solid wood worktops with tiled splashbacks, breakfast bar, inset stainless steel one and a half bowl sink/drainer with mixer tap over, four ring ceramic electric hob with extractor fan over, fitted high level double electric oven with matching microwave over, space and plumbing for dishwasher, recessed downlighters, tiled floor, recess for fridge/freezer with store cupboard over, loft hatch, door to utility room.

## Utility Room 7'4 x 7'2

With solid wood fitted worktops and tiled splashbacks, inset stainless steel sink/drainer with mixer tap over, space and plumbing for washing machine and tumble dryer, fitted cream gloss finish store cupboards, tiled floor, recessed downlighters, door to integral garage.



### **Integral Garage 16'10 x 7'5**

With remote controlled roller door, solar panel inverter and two 8kW storage batteries, fitted store cupboards and worktops, wall-mounted Vaillant gas-fired combination boiler, electric meter and two consumer units, power and light.

### **Bedroom 10'3 x 9'6**

With front aspect UPVC double glazed window, fitted shelved store cupboard, coved ceiling, radiator.

### **Bathroom 7'11 x 5'5**

With UPVC frosted double glazed window, shower bath with mixer tap over, Aqualisa electric shower with rainfall shower and separate hand-held shower attachment, two curved shower screens to create a shower enclosure, combination extractor fan and downlighter over, vanity unit comprising wash hand basin with mixer tap over and store cabinet and drawers under, WC with concealed cistern to side, shaver point, fully tiled walls, tiled floor, combination radiator and heated towel rail.

## **First Floor:**

### **Landing**

#### **Bedroom 12'7 x 11'1**

With rear aspect UPVC double glazed window looking onto garden and enjoying a countryside view, wall-mounted Fujitsu air-con unit, range of fitted wardrobes with hanging rails and drawer units, radiator.

#### **Bedroom 12'1 x 11'2**

With rear aspect UPVC double glazed window looking onto garden and enjoying a countryside view, wall-mounted Fujitsu air-con unit, range of fitted wardrobes with hanging rails and drawer units, radiator.

#### **Bedroom 12'2 x 11'**

With front aspect UPVC double glazed window, wall-mounted Fujitsu air-con unit, range of fitted wardrobes with hanging rails and drawer units, radiator.



### Bathroom 12'6 x 6'

With feature roof lantern, panelled bath with mixer tap over, large fully-tiled walk-in shower enclosure with rainfall shower and separate hand-held shower attachment, pedestal wash hand basin with mixer tap over, WC, shaver point, extractor fan, recessed downlighters, part-tiled walls, tiled floor, chrome effect heated towel rail.

### Outside:

To the front of the property is a concrete driveway providing off-road parking for two cars and access to the integral garage. The front garden is laid to lawn with shrub borders and gated side access to the rear garden. This enjoys a large sandstone-paved patio area with outdoor power points and hot & cold outdoor taps; the garden is mainly laid to lawn with a shrub border to one side and a picket fence to the rear looking onto a waterway and making the most of the view of the surrounding countryside. There is also a large, bespoke outbuilding with air-conditioning, a bar and WC; power has also been laid on for a hot tub if required.

### Summerhouse 15'5 x 9'2

A bespoke outbuilding with a fitted bar area, fitted bench seating and storage, wood panelled walls, recessed downlighters and fitted ceiling speakers, Fujitsu air-con unit, three windows, double doors to garden and personal door to side, cloakroom with Saniflo WC.





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

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>		
(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.