



Romney

Set well back from the road and enjoying excellent curb appeal, this attractive and established home is offered to the market with no onward chain.

The property provides spacious and versatile accommodation, with three generous double bedrooms and a family bathroom to the first floor, with the ground floor offering an abundance of living space, including a lounge, dining room, snug and sitting room, creating a layout well suited to both family life and entertaining.

With the added benefit of a modern ground floor shower room, there is also the potential to reconfigure the existing reception rooms to create a fourth bedroom if required. Within the last 2-3 years, the current owners have enhanced the home with the installation of a modern kitchen, utility room and shower room, a new boiler and several new windows to the back of the house.

Externally, the property benefits from a generous gated driveway and attractive frontage providing ample parking for several vehicles, along with a tandem garage with electric door. To the rear, an attractive and established garden is filled with spring bulbs and flowering shrubs.

EPC - 'C'

Council Tax Band - 'E'

Freehold

Heating Mains Gas - Drainage - Mains



Entrance Hall – 3.92m x 1.97m (12'10" x 6'6") – Welcoming entrance space with laminate flooring, radiator and staircase rising to the first-floor accommodation. A useful storage cupboard is located beneath the stairs and there is a control pad for the alarm system.

Lounge – 3.92m x 6.41m (12'10" x 21') – A spacious reception room with two windows to the front aspect and an additional window to the side providing excellent natural light. Features include two radiators and an attractive fireplace with ornate surround suitable for an open fire with tiled back panel.

Breakfast Room – 3.34m x 2.72m (10'11" x 8'11") – Positioned between the kitchen and lounge, this space is ideal for informal dining or everyday family use and has a bay window with window seat overlooking the garden.

Kitchen – 3.32m x 4.38m (10'11" x 14'4") – Modern fitted kitchen installed approximately two years ago featuring light grey shaker-style units at base and eye level with extensive work surfaces and breakfast bar. Includes one-and-a-half bowl sink with mixer tap, integrated electric hob, two electric ovens, dishwasher and under-counter refrigerator along with tall storage units and ceiling spotlights.



Rear Hallway – 2.42m x 1.27m (7'11" x 4'2") – A practical rear access area with door and window opening to the patio and garden, connecting the kitchen to the utility room.

Utility Room – 1.77m x 2.09m (5'10" x 6'10") – Fitted with base and eye level cupboards, work surfaces and a single drainer sink with mixer tap. Space and plumbing for washing machine and fridge freezer with window to the rear aspect.

Shower Room– Modern ground floor shower room comprising a large walk-in shower with Triton shower unit, built-in low flush WC and wash basin with storage beneath. Also includes a recessed mirrored cabinet with sliding door, heated towel rail and window to the side.

Dining Room – 3.94m x 3.64m (12'11" x 11'11") – Generous dining room with double glazed door and window opening to the rear garden, decorative window to the side aspect and radiator. Ideal for entertaining. **Snug – 3.33m x 3.64m (10'11" x 11'11")** – Cosy reception room with bay window to the front aspect, radiator, wall light points and feature fireplace with decorative surround.

First Floor

Landing – 3.93m x 3.04m (12'11" x 10') – Spacious landing giving access to all first-floor rooms and a **large walk-in storage cupboard 3.52m x 2.86m (11'7" x 9'5")** housing the Veissman gas central heating boiler and a generous amount of shelving.

Bedroom One – 4.89m x 3.45m (16' x 11'4") – Generous double bedroom with window to the side aspect, radiator and built-in wardrobe with hanging rails. **En-Suite / Dressing Area – 2.60m x 1.88m (8'6" x 6'2")** – Currently used as a dressing area with pedestal wash basin and window to the front aspect and a radiator, offers potential to be converted into a full en-suite.

Bedroom Two – 3.40m x 3.65m (11'2" x 12') – Double bedroom with window overlooking the rear garden and radiator.

Bedroom Three – 3.15m x 3.63m (10'4" x 11'11") – Well-proportioned bedroom with windows to both the front and side aspects, radiator and access to eaves storage.

Bathroom –Family bathroom fitted with a four-piece suite comprising corner bath with mixer tap, wash basin with cupboard beneath, low flush WC and separate tiled shower enclosure. There is a radiator, heated towel rail and window to the rear aspect.

Outside

Front Garden & Driveway – The property is approached via a generous gated driveway providing ample off-road parking and access to the tandem garage which has sensor lights to the front and rear. A PVC cladded storm porch has a tiled floor and lighting. The front garden is mainly laid to lawn with mature planting and boundary hedging creating an attractive approach to the property. **Rear Garden** – The attractive rear garden is predominantly laid to lawn with mature shrubs and bushes. Paved patio areas provide an ideal space for outdoor seating and entertaining, with established borders and fencing to the boundaries. The garden offers plenty of space for family use and gardening, with a small greenhouse with shelving. The seller informs us that they also have a right of way to their back garden via a farmers track to the left hand side of the property.







Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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