

Maude Close

New Romney TN28 8GL

- Detached Family Home
- Open Plan Lounge/Diner
- Living Room & Study
- Two En Suite Shower Rooms
- Close To Local Amenities
- Four Bedrooms
- Fitted Kitchen & Utility Room
- Family Bathroom
- Double Carport & Off Road Parking
- ICW New Build Warranty

Asking Price £545,000 Freehold













Mapps Estates are delighted to bring to the market this impressive high end newbuild detached family home on this prestigious development conveniently located within walking distance of the high street and local amenities. This stunning property has been finished to an exceptionally high standard throughout, the generous ground floor accommodation on offer comprising a welcoming reception hall, a downstairs cloakroom, a spacious open plan lounge/diner with bi-fold doors opening onto the patio and rear garden, a contemporary fitted kitchen with a breakfast bar, a study and a separate living room. To the first floor you will find the principal bedroom boasting a luxury en suite shower room and two walk-in wardrobes, a guest suite also with an en suite shower room, two further bedrooms and a family bathroom. Also benefitting from a brick block paved driveway and a double carport with an electric car charging facility, and the peace of mind of an ICW new build warranty, an early viewing of this stylish contemporary home comes highly recommended.

The Maude is a select development of bespoke new build properties by Akehurst Homes. Their mission to exceed customer expectations is clearly evident in the exceptional quality of each individually crafted home, with no attention to detail spared. The site was chosen for its easy access to a host of local amenities, in a tucked away location yet very much at the heart of the thriving local community. With only nine of the original thirty four properties remaining to buy, now is the time to make your home a better one.

Located in the historic Cinque Port town of New Romney and within level walking distance of the town centre, offering a selection of independent shops and restaurants together with a Sainsbury's store, doctors' surgeries and dentists. Primary and secondary schooling are located close by, with Littlestone championship golf course and the beach also only a short distance away. The popular Romney, Hythe & Dymchurch light railway also has a station in the town. Water sports and activities are well catered for with Varne Boat Club and Lydd Aqua Park only a short drive away. A little further along the coast you can enjoy the open spaces of Dungeness Nature Reserve, with the delightful Medieval Cinque Port town of Rye just a short drive away and the larger historic seaside town of Hastings located further along the coast. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high-speed rail services from Ashford International railway station with services to London St. Pancras in under 40 minutes. Access to the M20 Motorway is via Ashford or Hythe, the motorway also giving easy access to the Channel Tunnel Terminal and Port of Dover.

Ground Floor:

Front Entrance
With pitched roof canopy over, outside wall light with motion sensor, composite front door with inset frosted double glazed panel and window to side, opening to reception hall.

Reception Hall 14'2 x 6'10
With stairs to first floor, wood effect LVT flooring, ‘Hive’ heating thermostat, radiator.

Cloakroom
With wash hand basin with mixer tap over and wood effect store cabinet under, WC, extractor fan, recessed downlighters, fitted mirror with inset lighting, wood effect LVT flooring, radiator.

Study 8' x 7'4
With front aspect UPVC double glazed window, radiator.

Living Room 14'2 x 10'2
With front aspect UPVC double glazed window, radiator.

Open Plan Living Space 25'4 x 15'5 (max points)
Comprising:









Lounge/Diner
With rear aspect UPVC double glazed windows and bi-fold doors opening to patio and garden, wood effect LVT flooring, large understairs store cupboard with consumer unit and light, two radiators, opening through to kitchen/breakfast room.

Kitchen/Breakfast Room
With fitted quartz worktops, upstands and breakfast bar, inset resin sink/drainer with mixer tap over, concealed downlighters over worktops, range of dark grey matt finish store cupboards and drawers, Bosch five ring induction hob with splashback and extractor canopy over, fitted high level Bosch double electric oven, integrated Bosch fridge/freezer and dishwasher, wood effect LVT flooring, recessed downlighters, door to utility room.

Utility Room 14'11 x 6'6 (max points)
With rear aspect UPVC double glazed window and back door to garden, marble effect square edged fitted worktops with matching upstands, inset stainless steel sink/drainer with mixer tap over, range of dark grey matt finish store cupboards, cupboard housing wall-mounted Worcester Bosch gas-fired boiler, space and plumbing for washing machine and tumble dryer, recessed downlighters, extractor fan, wood effect LVT flooring, radiator.

First Floor:

Landing
With front aspect UPVC double glazed window, loft hatch, built-in airing cupboard housing pressurised hot water cylinder, radiator.

Principal Bedroom 19' x 11'3
With front aspect UPVC double glazed dormer window, ‘Hive’ heating thermostat, two walk-in wardrobes, radiator, door to en suite shower room.

En Suite Shower Room 11'5 x 5'
With large fully tiled walk-in shower enclosure with rainfall shower and hand-held shower attachment, twin wash hand basins with mixer taps over and wood effect drawers under, WC with concealed cistern, tiled shelf, shaver point, extractor fan, recessed downlighters, part-tiled walls, wood effect LVT flooring, chrome effect heated towel rail.



Bedroom 11'11 x 10'4
With rear aspect UPVC double glazed window looking onto playing fields, radiator, door to en suite shower room.

En Suite Shower Room 7'2 x 5'8
With UPVC frosted double glazed window, large fully tiled walk-in shower cubicle with rainfall shower and hand-held shower attachment, wall-hung wash hand basin with mixer tap over and drawers under, WC with concealed cistern, tiled shelf, fitted mirror with inset lighting and shaver point, extractor fan, recessed downlighters, part-tiled walls, wood effect LVT flooring, chrome effect heated towel rail.

Bedroom 12'7 x 10'2
With front aspect UPVC double glazed window, radiator.

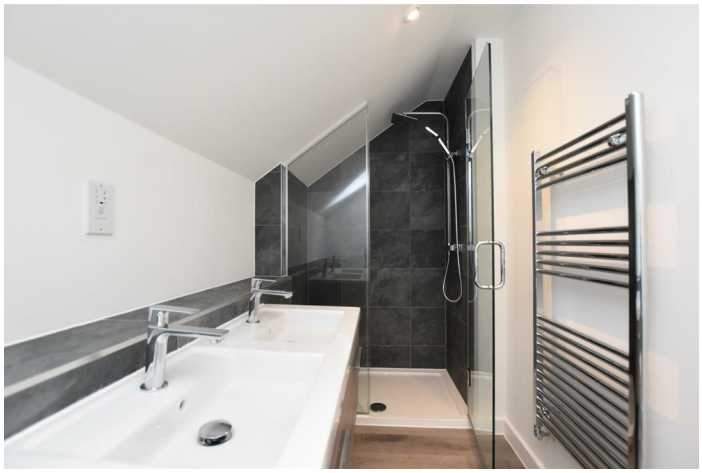
Bedroom 11'3 x 7'9
With front aspect UPVC double glazed window, radiator.

Family Bathroom 8'10 x 7'9
With panelled bath with mixer tap, rainfall shower, hand-held shower attachment and shower screen over, wall-hung wash hand basin with mixer tap over and wood effect drawers under, WC with concealed cistern, tiled shelf, fitted mirror with inset lighting and shaver point, extractor fan, recessed downlighters, part-tiled walls, wood effect LVT flooring, chrome effect heated towel rail.

Outside:
To the front of the property are lawned areas with shrub borders, paved pathways by the front entrance and leading to the brick block paved driveway and carport with power points and lighting. A side gate leads through to the rear garden which has been laid to lawn with a paved patio area.

Directions:
Due to its secluded location, Maude Close can be difficult to find initially. It is best approached via Church Lane, left onto Wiles Avenue, right onto Carey Close, and right again onto Josephs Way which will lead you to Maude Close.









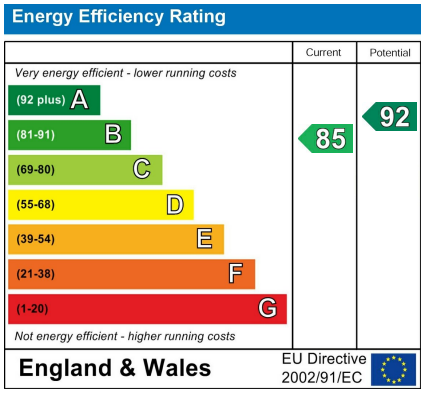








Local Authority Folkestone & Hythe District Council
Council Tax Band E
EPC Rating B



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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.