

Romney Way

Hythe CT21 6PL

- Detached Bungalow On Large Plot
- Spacious Lounge/Diner With Log Burner
- Recently Installed Windows and External Doors
- Off Road Parking For Up To Eight Cars
- Close To Amenities & Historic Royal Military Canal
- Two Double Bedrooms
- Modern Fitted Kitchen & Bathroom
- Rear Garden With Views To 'The Roughs'
- Garage & Large Workshop With Space For 2 Cars
- **No Onward Chain**

Asking Price £425,000 Freehold













Mapps Estates are delighted to bring to the market this immaculately presented two bedroom detached bungalow set on an exceptionally large plot for this popular residential development and conveniently located on the outskirts of the coastal town of Hythe. The well-proportioned accommodation comprises a welcoming reception hall, a spacious 'L' shaped lounge/diner with a log burner, a recently fitted kitchen, two double bedrooms and a modern fitted bathroom. The property also benefits from recently fitted UPVC double glazed windows and external doors. The large plot affords ample parking for numerous vehicles and could easily accommodate a caravan or motorhome if required. Also, in addition to the original attached garage, the current owner has recently had a large, separate bespoke workshop erected which will fit two cars or has the potential to convert to a home office, gym, playroom or similar. There is also a paved side courtyard area and a generous rear garden enjoying views of the local hillside. Being sold with the advantage of no onward chain, an early viewing comes highly recommended.

Located to the western side of the town in a popular residential area offering a newsagents and selection of takeaway shops close by. Regular bus services run along the Dymchurch Road giving access to the town centre which offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The Royal Military Canal also runs through the town and offers pleasant walks. Doctors' surgeries, dentists and library are just off the town centre. Hythe also boasts an unspoilt promenade. Primary schooling is available in nearby Palmarsh with secondary schooling being available in nearby Saltwood and Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High speed Rail Services are available from Folkestone West (approximately 15 minutes' drive by car) giving high speed services to London, St. Pancras in approximately 50 minutes.

Front Entrance
With outdoor wall light, steps up to main entrance with recently fitted composite front door with frosted double glazed inset panels and |UPVC frosted double glazed window to side, opening to reception hall.

Reception Hall 14'7 x 8'9 (max points)
With fitted doormat, coved ceiling, store cupboard housing wall-mounted Worcester Bosch gas-fired boiler and heating control panel, airing cupboard housing hot water cylinder with fitted shelving over, vertical radiator, double doors with frosted glazed panels opening to lounge/diner.

L-Shaped Lounge/Diner 20' x 17'10
Comprising a spacious lounge area with a large front aspect UPVC double glazed window, recessed log burner set onto tiled hearth with wooden surround and mantel over, coved ceiling, radiator, dining area with side aspect UPVC double glazed window and radiator, open doorway through to kitchen.

Kitchen 10'3 x 8'3
With side aspect UPVC double glazed window and back door opening to rear courtyard, square edged fitted worktops with tiled splashbacks and concealed LED lighting over, inset stainless steel one and a half bowl sink/drainer with mixer tap over, range of fitted white gloss finish store cupboards, display cabinets and drawers, integral wine rack, fitted gas cooker with four gas burners and two gas ovens, brushed stainless steel splashback and extractor canopy over, freestanding Hi-Sense American style fridge freezer and Bosch dishwasher, recessed cupboard with space and plumbing for washing machine and tumble dryer, vinyl wood effect flooring.

Bedroom 12'1 x 10'10
With rear aspect UPVC double glazed window looking onto garden, recessed double wardrobe with sliding doors, radiator.

Bedroom 10'11 x 9'6
With rear aspect UPVC double glazed window looking onto garden, radiator.









Bathroom 6'2 x 5'4

With UPVC frosted double glazed window, panelled bath with Mira power shower over, vanity unit with wash hand basin and mixer tap over and store cabinet under, WC, recessed downlighters, heated towel rail, coved ceiling, part-tiled walls, vinyl wood effect flooring.

Outside:

The property is approached via shared access from Romney Way. There is a concrete driveway providing off-road parking and access to the garage, and a larger parking area laid to slate chippings with double wooden gates opening to the side courtyard area. This has been fully paved with a border to the side perimeter planted with laurel hedging. There are paved steps to the back kitchen door, an outside wall light and a double power point. The double garage/workshop is accessed via the courtyard, and there is also a covered area to the side with an outdoor power point, which in turn leads through to the generous rear garden. This has been laid mostly to lawn with paved pathways and raised planters, and further laurel hedging planted along the rear border. To the rear of the workshop is a 10' x 8' garden shed and a greenhouse set onto a concrete base. There is also a gravelled path to the side of the garage with gated access leading back through to the front driveway.

Garage 13'10 x 9'1

With up and over garage door, rear aspect UPVC double glazed window and door to rear garden, power and light.

Large Workshop 29' x 19'3

A recently installed timber and steel framed workshop set onto a concrete base, with double wooden doors, rear and side aspect windows, a back door opening to the rear garden, fitted workbenches, power and light. The workshop can accommodate two cars and has the potential to convert to a home office, gym, playroom or similar.















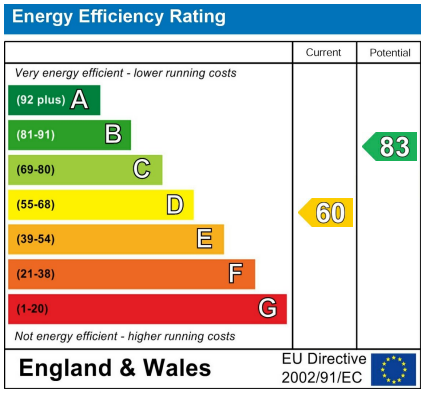
Ground Floor

Approx. 80.0 sq. metres (861.0 sq. feet)



Total area: approx. 80.0 sq. metres (861.0 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 C
EPC Rating D

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