



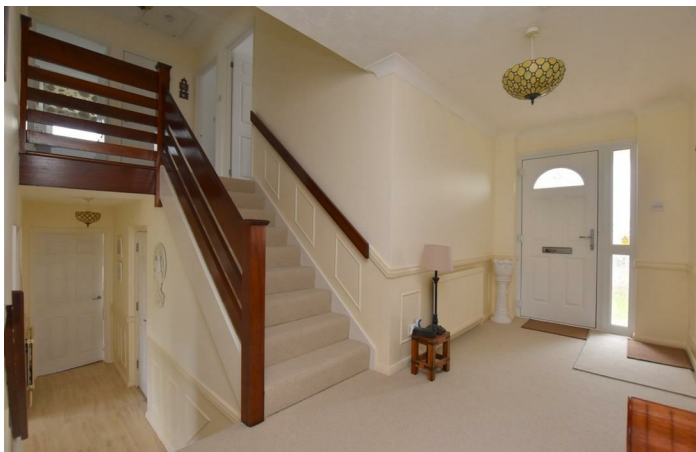
Queens Road

Littlestone TN28 8LT

- Large Detached Bespoke Family Home
- Generous & Versatile Accommodation
 - Four/Five Bedrooms
 - Kitchen & Separate Dining Room
 - Large Integral Garage & Driveway
- Unique Split Level Design
- Potential For Ground Floor Annexe
- Sitting Room With Open Fireplace
- Attractively Landscaped Rear Garden
- Within Walking Distance Of Seafront

Price Guide £600,000-£650,000 Freehold





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Mapps Estates are delighted to bring to the market this remarkable and bespoke four/five bedroom family home, constructed in the early eighties to a unique, American split level design and finished to a high standard throughout. The spacious and versatile accommodation is arranged over three floors with a large central reception hall connecting all three: to the lower ground level is a spacious garden room with bi-fold doors to the patio, a utility room and cloakroom, and access to the large integral garage; to the middle floor is the sitting room with an open fireplace, a dining room opening to the rear terrace, and a modern fitted kitchen/breakfast room, with the four bedrooms, en suite shower room and family bathroom on the top level. This immaculately presented property also boasts a generous, attractively landscaped rear garden, with a further garden and a brick block driveway to the front. Located only a short walk from the beach, an early viewing comes highly recommended.

Located in a popular residential road in Littlestone, within a short walk of the green and beach, a local Spar store and within walking distance of Littlestone Championship golf course. In the nearby Cinque Port town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store, a public library, doctors' and dentists' surgeries. The Romney, Hythe & Dymchurch light railway also has a station in the town, while Dungeness National Nature Reserve is just a short drive away. There are two local primary schools nearby and the Marsh Academy secondary school is within walking distance. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities, access to the M20 as well as high speed rail services available from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading west along the coast you will find the picturesque town of Rye, while to the east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover for access to mainland Europe.

Upper Ground Floor:

Front Entrance

The front entrance is approached via steps up to a paved south-facing terrace with white painted railings and a recessed front porch with a light over.

Reception Hall 14'6 x 5'10

A spacious and welcoming reception hall with a composite front door with an inset double glazed arched window and UPVC frosted double glazed windows to side, stairs to upper and lower levels, wood panelling effect to walls, loft hatch, heating thermostat, coved ceiling, radiator, doors to kitchen and sitting room.

Sitting Room 16'2 x 13'10

With front aspect UPVC double glazed window looking onto terrace and garden, exposed brick open fireplace with feature arch and quarry tiled hearth, wall light points, coved ceiling, radiator, opening through to dining room.

Dining Room 8'7 x 7'10

With rear aspect UPVC double glazed French doors to rear terrace, coved ceiling, radiator, door to kitchen.

Kitchen/Breakfast Room 13'3 x 9'10

A modern fitted kitchen comprising a range of wood fronted store cupboards and drawers, rolltop work surfaces with tiled splashbacks and concealed lighting over, stainless steel sink/drainers with mixer tap over, four ring ceramic electric hob with pull-out extractor over, high level Bosch double oven and grill, integrated Kenwood fridge/freezer, integrated dishwasher, breakfast bar, tile effect laminate flooring, door to reception hall, rear aspect UPVC double glazed window looking onto garden and UPVC double glazed back door to terrace.

Lower Ground Floor:

Hallway

With tile effect laminate flooring, wood panelling effect to walls, radiator, doors to garden room, utility room, cloakroom and garage.

Utility Room 9'8 x 6'4

With rear aspect UPVC double glazed window and back door to patio and garden, fitted square edged worktop, stainless steel sink/drainers, fitted high and low level store cupboards and drawer, space and plumbing for washing machine, part-tiled walls, wood effect laminate flooring, radiator.



Garden Room 13'6 x 9'8

A charming additional reception room in which to relax and admire the garden, with rear aspect UPVC double glazed bi-fold doors opening to the patio, tile effect laminate flooring, radiator. This room has previously served as a fifth bedroom.

Cloakroom

With frosted window, wall-hung wash hand basin with tiled splashback, WC, tiled floor, radiator.

Integral Garage 20'6 x 17'5

With electric up and over door, side aspect window, wall-mounted Ariston gas-fired combination boiler, fitted shelves, worktop, store cupboards and drawers, consumer unit, gas and electric meters, power and light, door to hallway.

First Floor:

Landing

With loft hatch and fitted loft ladder, built-in linen cupboard.

Master Bedroom 13'11 (max) x 11'3

With front aspect UPVC double glazed window,

fitted double wardrobe with sliding doors, coved ceiling, radiator, door to en suite shower room.

En Suite Shower Room

With UPVC frosted double glazed window, shower cubicle with aquaboard panelling, rainfall shower and hand-held shower attachment, wall-hung wash hand basin with mixer tap over, WC, shaver point, coved ceiling, part-tiled walls, chrome effect heated towel rail.

Bedroom 13'11 x 8'10

With front aspect UPVC double glazed window, fitted double wardrobe with sliding doors, radiator.

Bedroom 11'3 x 9'9

With rear aspect UPVC double glazed window looking onto garden, corner wash hand basin with tiled splashback, large fitted wardrobe, radiator.

Bedroom 9'10 x 8'11

With rear aspect UPVC double glazed window looking onto garden, fitted shelved store cupboard, radiator.



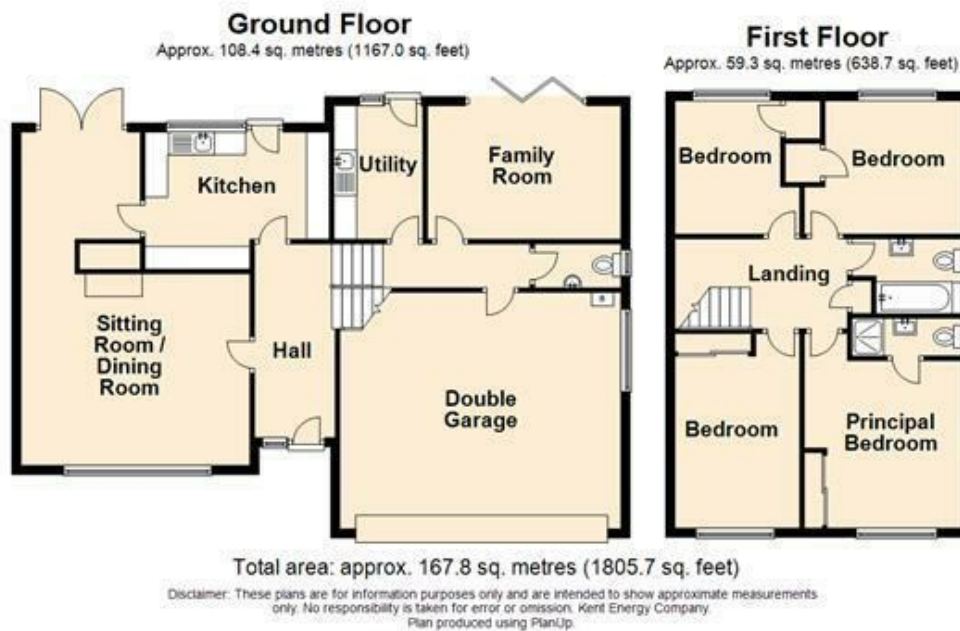
Family Bathroom 7'11 x 5'4

With UPVC frosted double glazed window, panelled bath with central mixer tap, Mira electric shower and shower screen over, tiled splashback, pedestal wash hand basin with mixer tap and tiled splashback over, WC, shaver point, vinyl flooring, chrome effect heated towel rail.

Outside:

To the front of the property is a low-walled garden laid to lawn with a feature lamppost, brick block driveway, steps up to the front terrace, outdoor lighting and gates to both sides. The large rear garden has been mostly laid to lawn with a summerhouse and large garden shed (13'6 x 6'8 internally) to the rear, mature shrub borders, and a eucalyptus tree. By the garden room is a spacious patio laid to brick block paving, an outside tap, and steps leading to the raised rear terrace with white painted railings.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.