

Marshlands

Dymchurch Romney Marsh TN29 0PY

- Mid Terrace Family Home
- Three Bedrooms
- Separate Utility Room
- Spacious Lounge/Diner With Log Burner
- Countryside Views
- Well Presented Throughout
- Modern Fitted Kitchen
- Modern Shower Room & Downstairs WC
- Attractive Rear Garden
- Off-Road Parking For Two Cars

Guide Price £270,000 - £280,000 Freehold













GUIDE PRICE £270,000 - £280,000
Mapps Estates are pleased to bring to the market this well presented three bedroom mid-terrace family home located within level walking distance of the village centre and seafront and enjoying countryside views to the rear. The accommodation comprises an entrance hall, a cloakroom, a spacious lounge/diner with a fitted log burner, a modern fitted kitchen with integrated appliances and a separate utility room to the ground floor, and three bedrooms and a modern fitted shower room to the first floor. The property boasts a brick block paved front driveway with two off-road parking spaces, and an attractive rear garden backing onto the light railway. An early viewing comes highly recommended.

Located within walking distance of the village of Dymchurch and within close proximity of its beautiful sandy beaches and sea wall. Here you will find a small selection of independent shops and amenities, together with the Tesco mini store. The pretty Cinque Port town of Hythe is a short car journey along the coast and offers a good selection of independent shops together with Sainsbury's, Waitrose and Aldi stores. The town also has the beautiful historic Royal Military Canal running through the centre. Primary schooling is located in Dymchurch and Hythe while secondary schooling is available in nearby New Romney and Saltwood, with both boys' & girls' grammar schools available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High speed rail services are available from Ashford International railway station with a travelling time of under 40 minutes to London St Pancras, and from Folkestone West with a travelling time of a little over 50 minutes.

Ground Floor:

Front Entrance
With flat roof canopy over and outdoor wall light to side, UPVC frosted double glazed front door opening to entrance hall.

Entrance Hall
With fitted doormat, coved ceiling, stairs to first floor, radiator.

Cloakroom
With UPVC frosted double glazed window, wash hand basin with tiled splashback and mixer tap over and store cabinet under, WC, tiled floor, radiator.

Lounge/Diner 18' (max) x 12'3
With front aspect bay window with UPVC double glazed windows, fireplace with wooden surround and recessed cast iron log burner set onto tiled hearth, rear aspect UPVC double glazed French doors opening to patio and rear garden, coved ceiling, wood effect laminate flooring, two radiators.

Kitchen 13' x 10'4 (max)
With rear aspect UPVC double glazed window looking onto garden. modern fitted kitchen with a range of matt grey finish store cupboards and drawers, solid wood worktops with tiled splashbacks, fitted ceramic Belfast sink with mixer tap over, four ring gas hob with splashback and extractor canopy over, fitted high level electric oven, integrated undercounter fridge and freezer, space and plumbing for dishwasher, understairs store cupboard with fitted shelving and gas meter, tile effect laminate flooring, radiator, open doorway through to utility room.

Utility Room 11'2 x 6'7
With rear aspect UPVC double glazed window looking onto garden, UPVC frosted double glazed back door, fitted rolltop work surfaces, inset ceramic Belfast sink with mixer tap over, fitted store cupboards, space and plumbing for washing machine, tumble dryer, and undercounter fridge and freezer, fitted shelving, coved ceiling, wood effect laminate flooring, radiator.

First Floor:

Landing
With rear aspect UPVC double glazed window looking onto garden light railway and surrounding countryside, built-in store cupboard housing wall-mounted Ideal gas-fired combination boiler and fitted shelving, coved ceiling, loft hatch.

Bedroom 11'1 x 9'4
With front aspect UPVC double glazed window, large recessed double wardrobe with hanging rail and fitted shelving, coved ceiling, radiator.

Bedroom 12'5 x 10'4 (max)
With front aspect UPVC double glazed window, radiator.

Bedroom 9'4 x 7'7
With rear aspect UPVC double glazed window looking onto garden light railway and surrounding countryside fitted shelved store cupboard, radiator.,

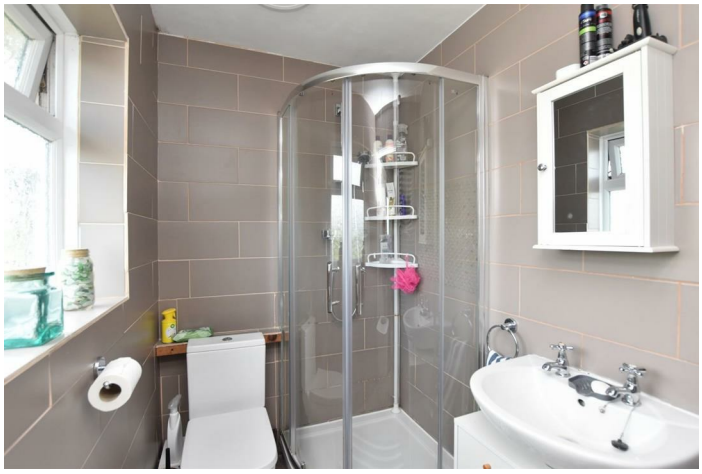
Shower Room 6'2 x 4'7
With UPVC frosted double glazed window, quadrant shower cubicle, pedestal wash hand basin, WC, fully tiled walls, chrome effect heated towel rail.

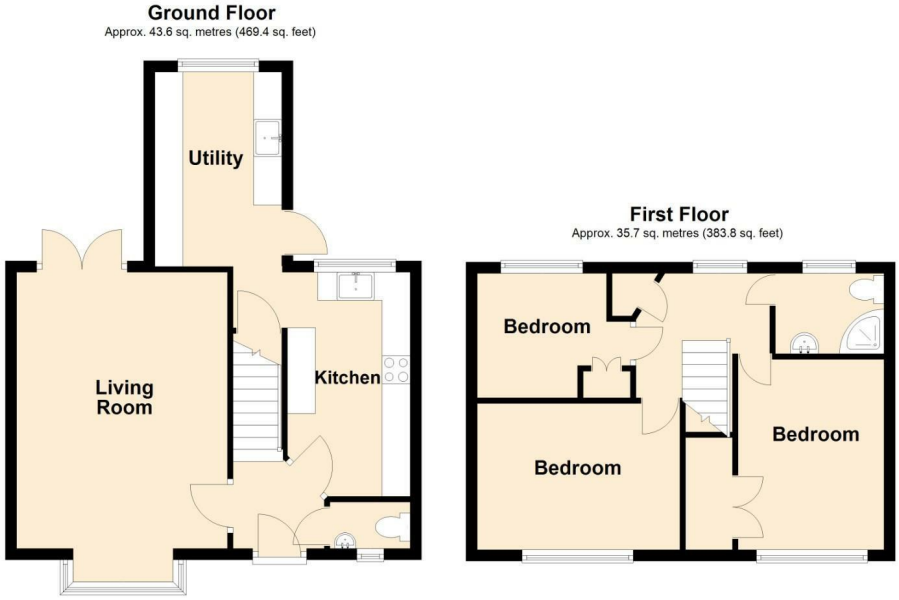
Outside:
To the front of the property is a brick block paved driveway providing off-road parking for two cars. A shared side alleyway leads through to private gated access to the rear garden. This has been laid to lawn with mature shrub borders, a paved patio, a water butt, an outside tap and log store. A path leads to a gate opening to a rear area with two garden sheds.



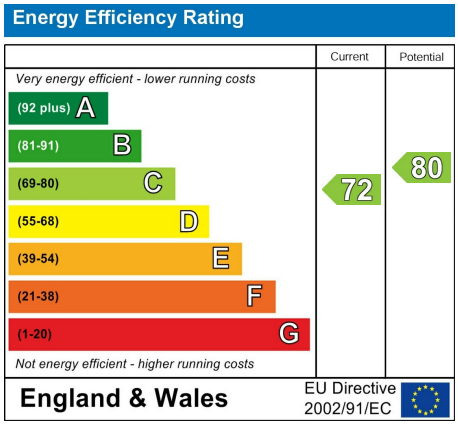
Local Authority Folkestone & Hythe District Council
Council Tax Band B
EPC Rating C







Total area: approx. 79.3 sq. metres (853.2 sq. feet)



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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.