



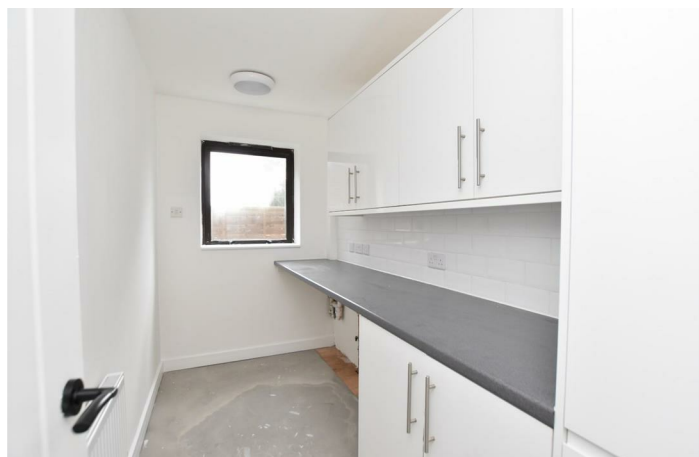
Dymchurch Road

St. Marys Bay Romney Marsh TN29 0HF

- Detached Recently Refurbished Home
 - Five/Six Bedrooms
 - Living Room & Large Conservatory
- Bathroom, Shower Room & Downstairs WC
 - Off-Road Parking For Two Cars
- Cul De Sac Location Close To Seafront
 - Versatile & Spacious Accommodation
 - Fitted Kitchen & Separate Utility Room
 - Family Garden To Rear
 - No Onward Chain

Asking Price £399,000 Freehold





Mapps Estates are delighted to bring to the market this spacious detached family home set in a cul de sac location within walking distance of the seafront. This recently refurbished property boasts adaptable 'family-friendly' accommodation throughout with up to six bedrooms available. To the ground floor you have a spacious reception hall, a modern fitted kitchen and separate utility room, a cloakroom, a living room opening to a large conservatory, and up to two double bedrooms (one of which could otherwise serve as a home office/media room/dining room if required). To the first floor are four more bedrooms, as well as a refitted bathroom and separate shower room. The property also offers off-road parking for two cars and a family garden to the rear. Being sold with the added benefit of no onward chain, an early viewing comes highly recommended.

Located only a short walk from the beach. and within easy walking distance to a bus stop. The village of St. Marys Bay is also within walking distance which has a small selection of shops and an active village hall. In the nearby Cinque Port town of New Romney, you will find a selection of independent shops, restaurants and amenities as well as a Sainsbury's store; the delightful Romney, Hythe and Dymchurch light railway also has a station in the town. Primary schools are available in New Romney, Dymchurch and Greatstone, secondary schooling in both New Romney and Saltwood, with boys' and girls' grammar schools available in Folkestone. 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 available from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading east along the coast you will find the towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway.

Ground Floor:

Front Entrance Porch

A covered front porch with an outdoor wall light, door to store room, frosted double glazed front door opening to reception hall.

Reception Hall 24'5 x 4'5

With front aspect UPVC double glazed window, fitted doormat, stairs to first floor with understairs store cupboard, radiator.

Kitchen 12'4 x 10'2

With front aspect UPVC double glazed window, newly fitted kitchen comprising a range of white gloss finish store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainage with mixer tap over, four ring ceramic electric hob with extractor canopy over and electric oven under, space and plumbing for dishwasher, space for undercounter fridge and freezer, radiator, door to side lobby with UPVC double glazed back door.

Utility Room 10'2 x 5'1

With side aspect double glazed window, fitted worktop with tiled splashback, fitted white gloss finish store cupboard, space and plumbing for washing machine and tumble dryer, radiator.

Bedroom/Media Room 12'10 x 8'5

With side aspect double glazed window, cupboard housing modern Worcester Bosch gas-fired combination boiler, loft hatch, radiator.

Cloakroom

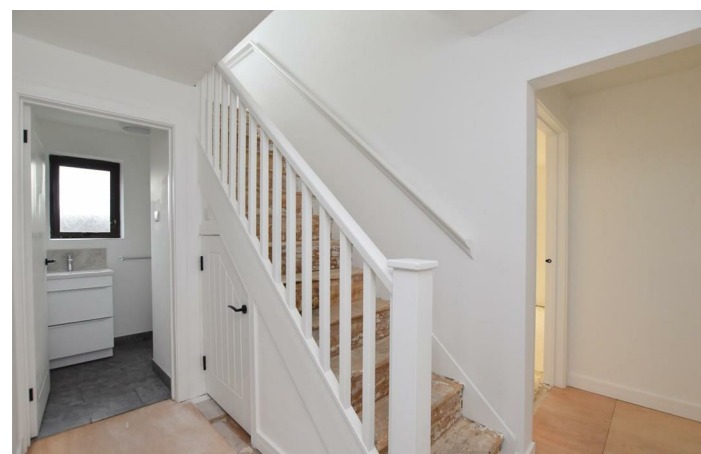
With frosted double glazed window, wash hand basin with mixer tap and tiled splashback over and drawers under, WC, tiled floor, radiator.

Bedroom/Dining Room 13' x 11'5 (max points)

With rear aspect double glazed window looking onto garden, radiator.

Living Room 12'11 x 12'7

With radiator, large opening through to conservatory.



Conservatory 12'11 x 11'4

With pitched polycarbonate roof, side and rear aspect UPVC double glazed windows looking onto garden, rear aspect UPVC double glazed French doors, two wall lights, wood effect flooring.

First Floor:

Landing

With side aspect double glazed window, built-in linen cupboard, loft hatch, radiator.

Bedroom 14' x 13' (max points)

With rear aspect double glazed window and separate UPVC double glazed window looking onto garden, radiator.

Bedroom 13' x 9'11

With rear aspect double glazed window, radiator.

Bathroom 8'9 x 5'11

With frosted double glazed window, shower bath

with mixer tap, separate rainfall shower with hand-held shower attachment and shower screen over, wash hand basin with mixer tap over and drawers under, WC, part-tiled walls, tiled floor, extractor fan, shaver point, chrome effect heated towel rail.

Shower Room 10' x 3'9

With skylight window, walk-in shower enclosure, wash hand basin with mixer tap over and drawers under, WC, part-tiled walls, tiled floor, shaver point, chrome effect heated towel rail.

Bedroom 11'11 x 10'8

With side aspect double glazed window, radiator.

Bedroom 15'1 x 6'10

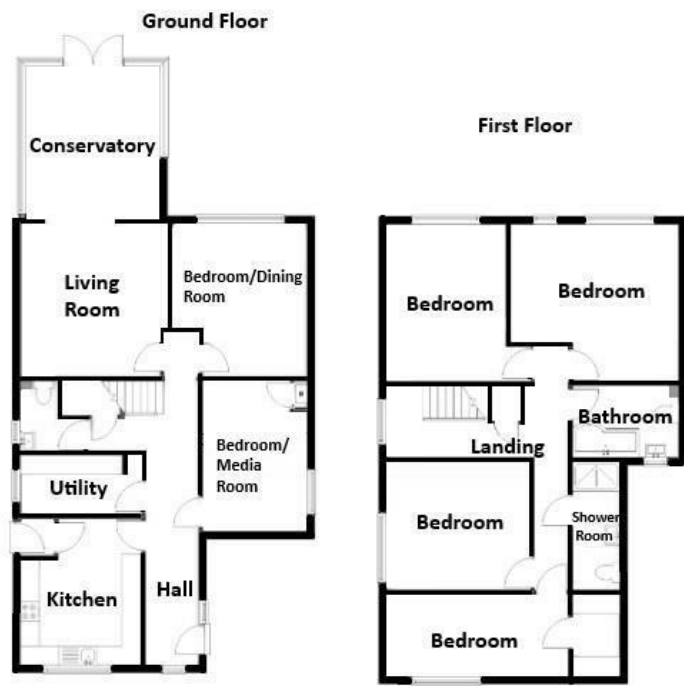
With front aspect double glazed window looking across Littlestone golf course towards a distant sea view, door and step down into large built-in wardrobe with fitted shelves, light and hanging rails, radiator.

Outside:



To the front of the property there is off-road parking space for two cars, a recessed front porch with an outdoor wall light, and a store room (8'5 x 4'2 with consumer unit, power and light). Gates to both sides of the property lead through to the rear garden. There is an outdoor light over the back door and an outside power point. The garden has been mostly laid to lawn.





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	66	80
(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.