



## Redoubt Way

Dymchurch TN29 0UF

- Well Presented Detached Bungalow
  - Spacious Living Room
  - Conservatory With Insulated Roof
- Fully Owned Solar Panels & Battery
- Front Driveway For Two Cars
- Three Bedrooms
- Modern Kitchen/Diner
- Shower Room
- Attractive Rear Garden
- Close To Seafront

**Guide Price £350,000 - £375,000 Freehold**





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Mapps Estates are delighted to bring to the market this well presented three bedroom detached bungalow on a popular residential development within walking distance of the seafront. The property has been very well maintained by the current owners, boasting a modern central heating system, fully-owned solar panels with a storage battery for lower running costs, and a 'CosyRoof' insulated roof on the rear conservatory. The accommodation comprises a reception hall, a spacious living room with feature fireplace, three bedrooms, a shower room, and a modern kitchen/diner opening through to the conservatory. The property also has off-road parking for two cars and a delightful and well-tended rear garden. An early viewing comes highly recommended.



Located on this popular residential development on the Dymchurch/Hythe border and within easy access of the sandy beaches of Dymchurch. 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 Hythe and the village of Dymchurch, which also offers a small selection of local shops and a Tesco mini-store. Secondary schooling is available in nearby New Romney and Saltwood, while both boys' & girls' grammar schools are available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. Hi-speed rail services are available from Ashford International railway station with a travelling time of approximately 40 minutes to St Pancras London, and from Folkestone West with a travelling time of approximately 50 minutes.

#### Side Entrance

With UPVC frosted double glazed front door opening to reception hall.

#### Reception Hall

With built-in shelved linen cupboard, loft hatch with fitted loft ladder (the solar panel inverter and battery are both located in the loft), coved ceiling, radiator.

#### Living Room 15'4 x 11'11

With front aspect UPVC double glazed window, feature fireplace with electric fire, coved ceiling, radiator, door to bedroom.



### **Bedroom 15'1 x 8'3**

With front aspect UPVC double glazed window, double store cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, gas and electric meters and consumer unit, coved ceiling, radiator.

### **Shower Room 8'3 x 6'**

With UPVC frosted double glazed window, large shower cubicle with sliding screen, wash hand basin with mixer tap over and store cabinet under, WC, fully tiled walls and flooring, extractor fan, triple radiator.

### **Bedroom 9' x 8'5**

With side aspect UPVC double glazed window, coved ceiling, radiator.

### **Bedroom 11'11 x 9'10**

With rear aspect UPVC double glazed window looking onto garden, coved ceiling, two vertical radiators.

### **Kitchen/Diner 17'3 x 8'3**

With side aspect UPVC double glazed window, open archway to hallway, square edged worktops with matching upstands and tiled splashbacks over, inset stainless steel sink/drainer with mixer tap over, range of cream gloss finish store cupboards and drawers, space for gas cooker, space and plumbing

for washing machine and dishwasher, space for tumble dryer and fridge/freezer, dining area, coved ceiling, tiled floor, radiator, open doorway leading through to conservatory.

### **Conservatory 9'5 x 8'11**

With 'CosyRoof' insulated roof, UPVC double glazed windows looking onto rear garden, UPVC double glazed sliding door to side, wood effect laminate flooring, two radiators.

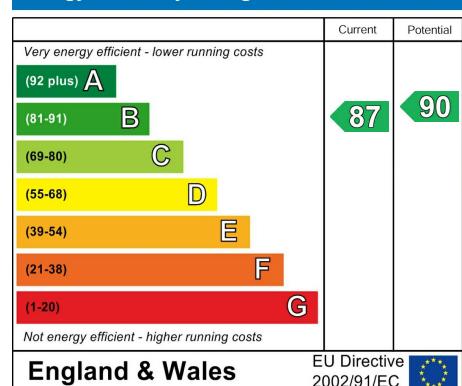
### **Outside:**

To the front of the property is a brick block paved driveway providing two off-road parking spaces. There is an area laid to gravel and shrubs to one side, and paved pathways to the front and both sides of the bungalow. Along one side is an outdoor tap, a small lean-to greenhouse and a water butt. By the side of the conservatory, shallow paved steps gently lead down to the attractively landscaped rear garden. There is an area of lawn, vegetable beds, shrub and flower borders, decking to the rear, two paved patios, water butts and outdoor power points and lighting. There is also a garden shed (9'10 x 6'11 internally) with a rubberised roof.





#### Energy Efficiency Rating



#### Maps Estates Sales Office

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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.