

Richmond Drive

New Romney TN28 8UR

- Beautifully Presented Detached Family Home
- Four Bedrooms
- Open Plan Living Room/Diner With Log Burner
- Attractive Family Garden To Rear
- Integral Garage
- Tastefully Renovated In Recent Years
- Family Bathroom & En Suite Shower Room
- Modern Fitted Kitchen & Utility Room
- Block Paved Drive Providing Ample Off Road Parking
- No Onward Chain

Asking Price £400,000 Freehold













Mapps Estates are delighted to bring to the market this beautifully presented four bedroom detached family home set in a cul-de-sac location and having the benefit of being extensively modernised in recent years, including the installation of a fitted kitchen and utility room, en suite shower room and family bathroom. The well-proportioned accommodation comprises a welcoming reception hall, a cloakroom, a spacious open plan living/dining room boasting a feature fireplace with a fitted log burner, a modern fitted kitchen/breakfast room and a separate utility room to the ground floor, while upstairs you will find the master bedroom and en suite shower room, three further bedrooms and a modern family bathroom. There is also an attractively-landscaped family garden to the rear, an integral garage and a front block-paved driveway providing off-road parking for three/four cars. Being sold with the advantage of no onward chain, an early viewing of this desirable residence comes highly recommended.

Located on the outskirts of the historic Cinque Port town of New Romney and within level walking distance of the town centre, offering a selection of independent shops and restaurants together with a Sainsbury's store, doctors' surgeries and dentists. Primary and secondary schooling are located close by, with Littlestone championship golf course and beach also only a short drive away; the popular Romney, Hythe & Dymchurch light railway also has a station in the town. 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 from Ashford International railway station with services to London St. Pancras in under 40 minutes. Access to the M20 Motorway is via Ashford or Hythe, the motorway also giving easy access to the Channel Tunnel Terminal and Port of Dover.

Ground Floor:

Front Entrance
With outdoor sensor-activated wall light, composite front door with frosted double glazed inset panel and windows to sides, opening to reception hall.

Reception Hall
With wood effect LVT flooring, coved ceiling, radiator. understairs store cupboard, stairs to first floor, 'Hive' digital thermostat, radiator.

Cloakroom
With UPVC frosted double glazed window, WC, vanity wash hand basin with mixer tap and splashback over and storage cabinet under, coved ceiling, wood effect LVT flooring, radiator.

Living Room/Diner 21'11 x 13'9 (max)
With front aspect UPVC double glazed window, exposed brick fireplace with recessed log burner, coved ceiling, two radiators, dining area with large double glazed window sliding door leading through to the conservatory, opening through to kitchen/breakfast room.

Kitchen/Breakfast Room 10'9 x 10'3
A modern fitted kitchen comprising a range of grey store cupboards and drawers, pull-out shelves larder cupboard, marble effect rolltop work surfaces with matching upstands, inset one and a half bowl ceramic sink/drainer with mixer tap over, inset five ring gas hob with splashback and extractor canopy over, built-in Neff eye level electric double oven, rear aspect UPVC double glazed window looking onto garden, coved ceiling, integrated Neff dishwasher, integrated Bosch fridge/freezer, breakfast bar with pendant lighting over, coved ceiling, wood effect LVT flooring, recessed downlighters, inset plinth lighting, radiator, door leading through to utility room.

Utility Room 8'1 x 5'8
With rear aspect UPVC double glazed window and back door opening to garden, fitted marble effect worktop with matching splashback and upstand, inset ceramic sink with mixer tap over and store cupboard under, wall-mounted store cupboard and cupboard housing Worcester Bosch 'Greenstar' gas-fired boiler, radiator, coved ceiling, recessed downlighters, wood effect LVT flooring, personal door leading through to the integral garage.

Integral Garage 17'7 x 8'2
With remote-controlled roller door, UPVC frosted double glazed window, fitted shelving, consumer unit, power and light.

Conservatory 13'7 x 11'11
With UPVC double glazed windows, pitched polycarbonate roof, UPVC sliding door to side opening to garden, power point and two wall lights.

First Floor:

Landing
With UPVC frosted double glazed window, loft hatch with fitted loft ladder, built-in airing cupboard housing hot water cylinder with fitted shelving over, coved ceiling, radiator, doors to bedrooms and family bathroom.

Bedroom 14'2 x 11'6
With front aspect UPVC double glazed window, coved ceiling, radiator, door to en suite shower room.

En Suite Shower Room
With UPVC frosted double glazed window, fully tiled shower cubicle with digital rainfall shower and separate hand-held shower attachment, vanity wash hand basin with mixer tap and splashback over and storage cabinet under, WC, vinyl flooring, radiator.

Bedroom 10'3 x 10'
With rear aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

Bedroom 9'8 x 7'9
With rear aspect UPVC double glazed window looking onto garden, recessed built-in wardrobe with double hanging rails and shelf over, coved ceiling, radiator.

Bedroom 8' x 7'9
With front aspect UPVC double glazed window, recessed built-in wardrobe with double hanging rails and shelf over, coved ceiling, radiator.

Family Bathroom 8'1 x 5'5
A modern white suite installed in 2026 comprising a panelled bath with mixer tap over, WC, vanity wash hand basin with mixer tap over and storage cabinet under, shaver point, part-tiled walls, wood effect flooring, UPVC frosted double glazed window, radiator.

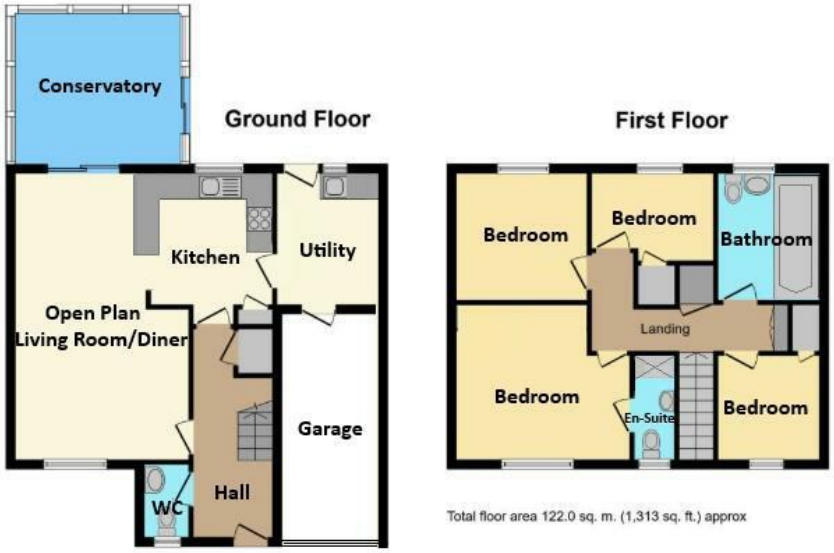
Outside:
To the front of the property is a large brick block paved driveway providing ample off-road parking space and access to the integral garage. A side pathway leads to gated access to the rear garden. This good-sized family garden has been mostly laid to lawn, with paved patio areas, an outside tap, and shrub borders.



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

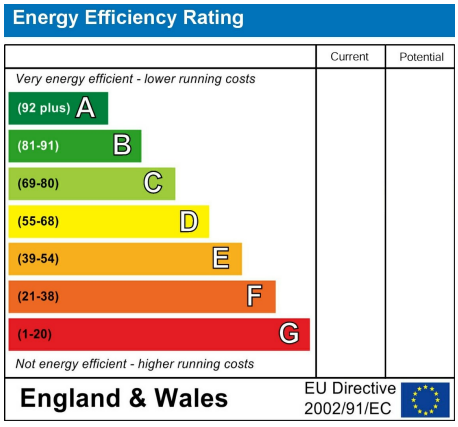






Total floor area 122.0 sq. m. (1,313 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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