



## Pixie Way

New Romney TN28 8FS

- Impressive Modern Detached Residence
  - Three Double Bedrooms
- Large Kitchen/Diner With Integrated Neff Appliances
  - Attractive Front & Rear Gardens
- Level Walk To High Street & Local Schools
- Contemporary Residential Development
  - Family Bathroom & En Suite
  - Spacious Living Room
- Ample Off-Road Parking & Tandem Garage
  - Remainder Of 10 Year NHBC Warranty

**Offers In Excess Of £485,000 Freehold**





Mapps Estates are delighted to bring to the market this impressive contemporary three bedroom detached family home located on this sought-after Pentland Homes development on the outskirts of New Romney. The accommodation is generous and well-proportioned throughout, comprising a welcoming reception hall, a well-appointed kitchen/diner with integrated Neff appliances, a spacious living room, three double bedrooms, a luxury family bathroom and en suite shower room. In addition, the property enjoys attractive front and rear gardens, a brick block driveway providing off-road parking for up to six cars, and a detached tandem garage. An early viewing of this desirable family home comes highly recommended.

Located on this prestigious Pentland Homes development set 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**

Covered front entrance with outdoor lighting and composite door opening to reception hall.

## Reception Hall 17' x 7'8

With stairs to first floor, understairs store cupboard with underfloor heating manifold, wood effect SPC (Stone Plastic Composite) flooring, underfloor heating control, side and front aspect full length UPVC double glazed windows with fitted blinds, alarm keypad, consumer unit, doors to kitchen/diner, living room and cloakroom.

## Cloakroom

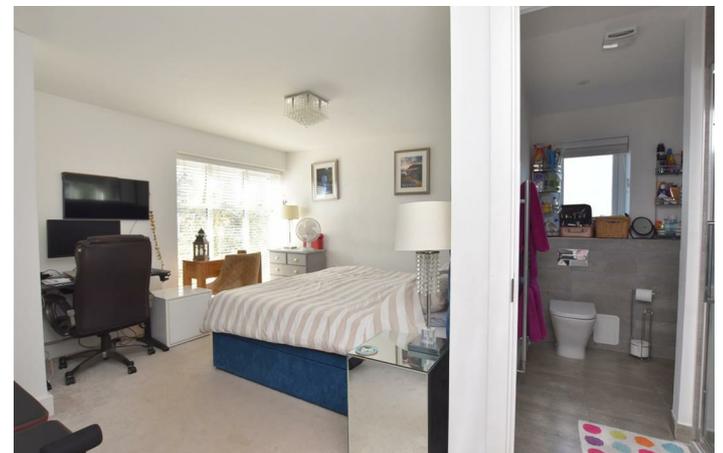
With UPVC frosted double glazed window, WC with concealed cistern and tiled shelf over, wall-hung corner wash hand basin with mixer tap over and drawers under, recessed downlighter, extractor fan, tiled floor.

## Kitchen/Diner 17' x 13'10

With front aspect UPVC double glazed window, contemporary fitted kitchen comprising a range of cream and dove grey matt finish store cupboards and drawers, square edged wood effect worktops with matching upstands and shelving, four ring gas hob with extractor over, central heating control panel, fitted high level Neff double electric oven, matching island unit with wood effect worktop and breakfast bar, inset stainless steel sink/drainage with mixer tap over, store cupboard and integrated Neff dishwasher and washing machine under, cupboard housing wall-mounted Worcester Bosch 'Greenstar' gas-fired boiler, space for American style fridge/freezer, tiled floor with underfloor heating and control panel, dining area with side aspect UPVC double glazed window looking onto side terrace, pendant lighting over island unit and dining area, recessed downlighters. Please note: the owners will have the original integrated fridge/freezer reinstalled if requested.

## Living Room 22'1 x 12'8

With rear aspect UPVC double glazed window looking onto garden, rear aspect UPVC double glazed windows and French doors with fitted blinds and opening to patio and garden, wood effect SPC flooring, underfloor heating control panel, recessed downlighters.



## First Floor:

### Landing 14'7 x 7'1

With side aspect UPVC double glazed window, built-in airing cupboard housing pressurised hot water cylinder, loft hatch, radiator.

### Bedroom 14'8 x 14'6

With front aspect full length UPVC double glazed windows, fitted floor to ceiling double wardrobe with hanging rail and shelf over and sliding doors (one mirrored), radiator, door to en suite shower room.

### En Suite Shower Room 8'2 x 5'4

With UPVC frosted double glazed window, fully tiled shower cubicle, wall-hung wash hand basin with mixer tap and large fitted mirror over and drawers under, WC with concealed cistern and tiled shelf over, shaver point, recessed downlighters, extractor fan, chrome effect heated towel rail, part-tiled walls, tiled floor.

### Bedroom 15'4 (max) x 14'8

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

### Bedroom 11'7 x 9'2

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

### Family Bathroom 8'9 x 6'3

With UPVC frosted double glazed window, panelled bath with mixer tap and pull-out shower attachment, recessed fully tiled shower cubicle, wall-hung wash hand basin with mixer tap and drawers under, WC with concealed cistern, large fitted mirror, shaver point, recessed downlighters, extractor fan, chrome effect heated towel rail, part-tiled walls, tiled floor.

### Outside:

To the front of the property is a lawned garden with shrub borders and a generous brick block paved driveway providing off-road parking for five to six cars and access to the garage. There



are numerous outdoor wall lights and a side gate opening to the rear patio and garden. The paved patio runs along the rear of the house with a further secluded seating terrace to the side laid to paving and gravel. A pergola to one side covers a barbecue area and further paved terrace. The garden is mostly laid to lawn with shrub borders; there is also a personal door to the side of the garage.

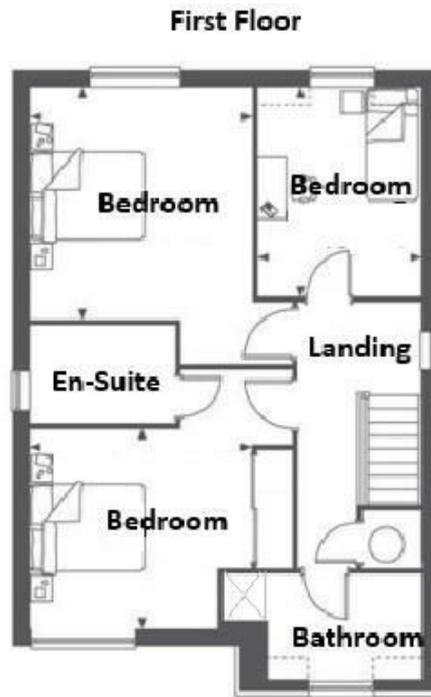
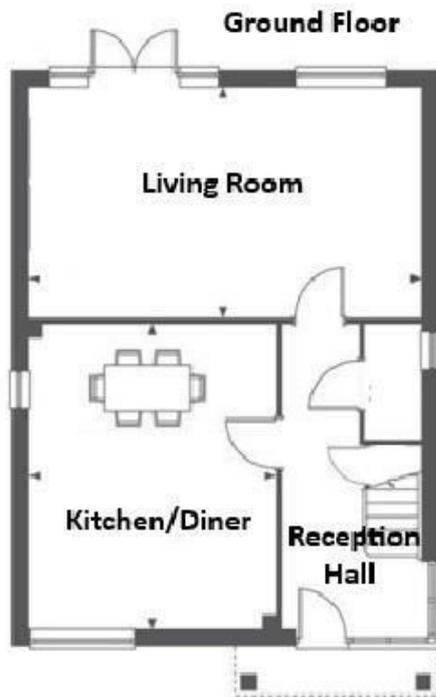
### **Garage 25'6 (approx.) x 11'**

A tandem garage with up and over door, pitched roof, side aspect UPVC double glazed window and door to rear garden, power and light.

### **Estate Maintenance Fee:**

We have been advised by our vendors that the annual service charge is approximately £250.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Mapps 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.