



## Ruben Crescent

New Romney TN28 8FW

- Contemporary Semi-Detached Residence
- Prestigious Pentland Homes Development
  - Open Plan Living Space
  - Stylish En Suite Shower Room
- Family Garden & Two Allocated Parking Spaces
- Beautifully Presented
  - Three Bedrooms
  - Modern Fitted Kitchen
  - Family Bathroom & Downstairs WC
- Close To Amenities & Open Countryside

**Asking Price £345,000 Freehold**





Mapps Estates are delighted to bring to the market this beautifully presented three bedroom semi-detached family home, constructed c.2019 by Pentland Homes, enjoying the remainder of a ten year NHBC warranty and boasting underfloor heating to the ground floor. The property is situated on a prestigious modern development on the outskirts of New Romney and within walking distance of the town and amenities, yet with the open countryside of the Romney Marsh only a 'stone's throw' away. The accommodation is finished to a high standard throughout, comprising a welcoming reception hall, cloakroom and a large open plan living/dining room with a feature media wall and contemporary kitchen/breakfast room to the ground floor, while upstairs you will find three bedrooms, a family bathroom and en suite shower room to the master bedroom. In addition, there is a spacious and pristine, low-maintenance family garden as well as two allocated parking spaces. Presented in immaculate condition throughout, an early viewing 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 the 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 pitched roof canopy over, wall light, composite front door with inset frosted double glazed panels, opening to reception hall.

##### **Reception Hall**

With stairs to first floor, understairs store cupboard housing underfloor heating manifold, consumer unit, fitted doormat, underfloor heating control panel.

##### **Cloakroom**

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

##### **Open Plan Living Room/Diner 17'2 x 16'**

With rear aspect UPVC double glazed window and French doors with fitted blinds opening to patio and garden, feature media wall with shelving to sides, space for TV and contemporary log effect electric fire under, feature wood effect panelling to walls, recessed downlighters, underfloor heating control panel, opening through to kitchen.

### **Kitchen/Breakfast Room 10'7 x 8'8**

With front aspect UPVC double glazed window, contemporary fitted kitchen comprising a range of matt cream finish store cupboards and drawers, wood effect square edge worktops and upstands, inset stainless steel one and a half bowl sink/drainers with mixer tap over, fitted appliances including integrated fridge/freezer and dishwasher, four ring gas hob with extractor over and electric oven under, space and plumbing for washing machine, recessed downlighters, central heating control panel, cupboard with bi-fold door housing wall mounted Worcester Bosch gas-fired boiler.

### **First Floor:**

#### **Landing**

With loft hatch (the loft has been part-boarded), built-in airing cupboard with fitted shelf and pressurised hot water cylinder, radiator.

#### **Master Bedroom 13'9 x 8'10**

With rear aspect UPVC double glazed window looking onto garden, recessed floor to ceiling double wardrobe with sliding doors (one mirrored), radiator, door to en suite shower room.

#### **En-Suite 7'2 x 4'6**

With UPVC frosted double glazed window, contemporary suite comprising large fully tiled shower cubicle with sliding screen, wall hung wash hand basin with mixer tap and tiled splashback over and drawers under, shaver point, WC with concealed cistern and tiled shelf over, tiled floor, chrome effect heated towel rail, recessed downlighters, extractor fan.

### **Bedroom 11'3 x 8'11**

With front aspect full length UPVC double glazed windows with open outlook, recessed floor to ceiling double wardrobe with mirrored sliding doors, radiator.

### **Bedroom 8'10 x 6'8**

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

### **Family Bathroom 6'7 x 5'6**

With UPVC frosted double glazed window, contemporary white suite comprising panelled bath with tiled splashback, shower and screen over, wash hand basin with mixer tap and tiled splashback over and drawers under, WC with concealed cistern, tiled shelf, shaver point, chrome effect heated towel rail, recessed downlighters, tiled floor, extractor fan.

### **Outside:**

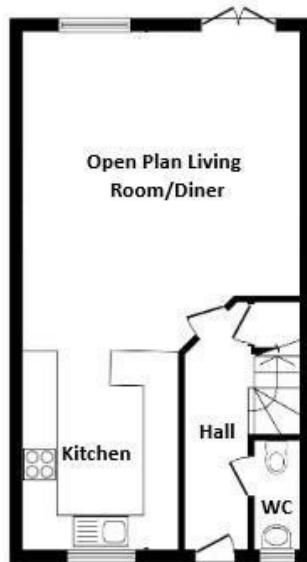
The property is complemented by an immaculately landscaped and good sized family garden to the rear, boasting a generous paved patio, the remainder being laid to artificial grass. There is a garden shed, an outside tap and power points. A side gate accesses the front brick block paved driveway which has parking space for two cars; there are also numerous visitors' parking spaces available on the development.

### **Estate Management Charge:**

We have been advised by the vendor that the current annual charge is £241.75.



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



Total floor area 86.8 m<sup>2</sup> (935 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).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</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**

61 Tritton Gardens, Dymchurch,  
 Romney Marsh, Kent, TN29 0NA

**Contact**

01303 232637  
 info@mappsestates.co.uk  
<http://www.mappsestates.co.uk>

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.