



Mill Road

Lydd Romney Marsh TN29 9EP

- Extended Semi-Detached Family Home
- Recently Fitted Kitchen/Breakfast Room
 - Separate Utility Room
- Bathroom & Separate Shower Room
- Five Bedrooms
- Living Room With Open Fire
- Large Dining Room
- Rear Garden & Garage

Guide Price £300,000-£340,000 Freehold





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Mapps Estates are delighted to bring to the market this deceptively spacious five bedroom extended semi-detached family home set in the heart of Lydd and overlooking the Rype. The generous accommodation comprises a front porch, a reception hall, a living room with a bay window and an open fire, a large recently-fitted kitchen/breakfast room opening to a spacious dining room and a separate utility room, a bedroom and a shower room to the ground floor, with four further bedrooms, a dressing room which has en suite potential, and a family bathroom to the first floor. The property also enjoys a rear garden and a garage. An early viewing comes highly recommended.

Located in the semi-rural town of Lydd on the Romney Marsh, with a selection of local shops and a primary school. There is plenty to do in the local area, with Dungeness Natural Nature Reserve, the Romney, Hythe & Dymchurch light railway, and golf courses all only a short drive away. The nearby town of New Romney offers a selection of independent shops and restaurants together with a Sainsbury's store, doctors, dentists and both Primary and Secondary schooling. The medieval coastal town of Rye and the popular beaches of Camber Sands are also within half an hour's drive as is the market town of Ashford. High speed rail services to London are available from Ashford International railway station approximately twenty-five minutes away by car, providing fast services to London St Pancras in only thirty-eight minutes. Ashford also provides access to junctions 9 and 10 of the M20 motorway, giving easy access to Maidstone, London and the Port of Dover, while the Channel Tunnel terminal at junction 11A offers direct rail links to mainland Europe.

Ground Floor:

Front Entrance Porch

With UPVC double glazed windows and front door, internal UPVC double glazed entrance door opening to reception hall.

Reception Hall 11'11 x 5'11

With stairs to first floor, understairs storage space with consumer unit, wood effect laminate flooring, decorative wall and ceiling timbers, open doorways to kitchen and living room, door to bedroom.

Living Room 14'1 (max) x 12'6

With front aspect UPVC double glazed windows to bay with view of the Rype, decorative wall and ceiling timbers, red brick open fireplace with log store to side, four wall light points, radiator.

Kitchen/Breakfast Room 18'9 x 9'9

With rear aspect UPVC double glazed window, modern fitted kitchen with a range of low level wood effect store cupboards and drawers and contrasting white gloss finish wall-mounted store cupboards, marble effect worktops and upstands, breakfast bar, inset stainless steel sink/drainers with rinsing tap over, space for range cooker with brushed stainless steel splashback and twin extractors over, space and plumbing for dishwasher, cupboard housing wall-mounted Vaillant gas-fired boiler, separate wood effect storage unit with fitted microwave, wine rack, and space and plumbing for an American style fridge/freezer, chrome effect heated towel rail, recessed downlighters, wood effect laminate flooring, opening through to dining room, open doorway through to utility room.

Utility Room 12'5 x 5'10

With two high level UPVC double glazed windows, space and plumbing for washing machine and tumble dryer, wood effect vinyl flooring, electric meter, fitted shelves, open doorway through to dining room.

Dining Room 14'10 x 9'5

With side and rear aspect UPVC double glazed windows and sliding door opening to patio and garden, roof lantern, wood effect laminate flooring, radiator, door to shower room.

Shower Room 9'3 x 2'8

With UPVC frosted double glazed window, fully tiled shower cubicle with Triton electric shower, wall-hung wash hand basin with tiled splashback over and shelf to side, WC, extractor fan, paved flooring, chrome effect electric heated towel rail.

Bedroom 10'1 x 5'10

With front aspect UPVC double glazed window looking onto the Rype, coved ceiling, radiator.

First Floor:

Landing

With loft hatch and fitted loft ladder, decorative wall and ceiling timbers, exposed floorboards.

Bedroom 11'11 x 11'6

With front aspect UPVC double glazed window with view of the Rype, exposed floorboards, radiator.

Bedroom 11'6 x 9'9

With rear aspect UPVC double glazed window looking onto garden, exposed floorboards, built-in recessed airing cupboard housing hot water cylinder with fitted shelving over, heating control panel, radiator.

Bedroom 15'6 x 5'10

With front and side aspect UPVC double glazed windows with view of the Rype, exposed floorboards, coved ceiling, radiator, open doorway to dressing room.

Dressing Room 6'5 x 5'10

With rear aspect UPVC double glazed window looking onto garden, exposed floorboards, coved ceiling.

Bedroom 7'5 x 6'11

With front aspect UPVC double glazed window with view of the Rype, radiator.

Bathroom 6'10 x 5'10

With UPVC frosted double glazed window, panelled bath with Triton electric shower over, pedestal wash hand basin, WC, part-tiled walls, tile effect flooring.

Outside:

To the front of the property is a low-walled garden laid to paving and planted with shrubs, with a gated pathway leading to the front entrance porch. The rear garden has been mostly laid to lawn, with a paved patio area and a rear seating terrace. There is an outside tap and a back gate, and a side door accessing the garage.

Garage 15'8 x 7'8

With up and over garage door and personal door to side.



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



Total floor area 122.4 sq.m. (1,317 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)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(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.