

Tartane Lane

Romney Marsh Dymchurch TN29 0LJ

- Semi Detached Extended Family Home
- Spacious Lounge/Diner
- Family Bathroom
- Front & Rear Gardens
- Off Road Parking Space
- Four Double Bedrooms
- Large Kitchen/Diner
- Downstairs WC
- Integral Garage/Storeroom
- Close To Seafront

Guide Price £325,000 - £350,000 Freehold













GUID EPRICE £325,000 - £350,000
Mapps Estates are delighted to bring to the market this extended semi-detached chalet style family home set in a cul de sac location within a short walk of the beach and within level walking distance of the village centre. The well-proportioned accommodation comprises a front porch and reception hall, a spacious lounge/diner, a large kitchen/diner and a cloakroom to the ground floor, with four double bedrooms and a family bathroom to the first floor. The property enjoys front and rear gardens, an integral garage/storeroom and a brick block paved driveway. An early viewing comes highly recommended.

Located on this popular residential development within easy walking distance of Dymchurch's sandy beaches and amenities. The sea wall offers a pleasant walk into the village centre which has a small selection of local shops together with a Tesco mini-store, primary school, doctors' surgery and village hall. Secondary schools are available in both New Romney and nearby Saltwood and both boys' and girls' grammar schools being available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. High speed rail services to London, St Pancras are available from Folkestone West (approximately 50 minutes' travelling time) and Ashford International (approximately 40 minutes' travelling time) stations.

Ground Floor:

Front Porch 6'11 x 3'9
With UPVC double glazed front door and windows, tiled floor, wall light, internal wooden entrance door with inset double glazed panels, opening to reception hall.

Reception Hall 13'1 x 4'8
With stairs to first floor and understairs store cupboard, wood effect laminate flooring, radiator.

Cloakroom
With corner wash hand basin and tiled splashback, WC, extractor fan, tiled floor.

Kitchen/Diner 20' x 9'11
With two rear aspect UPVC double glazed windows looking onto garden, UPVC double glazed back door opening to patio and garden, range of fitted cream Shaker style store cupboards and drawers, solid wood worktops, inset stainless steel one and a half bowl sink/drainer with mixer tap over, space and plumbing for dishwasher, space for range cooker with Rangemaster extractor canopy over, space for fridge/freezer, utility area with space and plumbing for washing machine and tumble dryer, space for dining table, recessed downlighters, coved ceiling, wood effect laminate flooring, radiator, door to integral garage.

Lounge/Diner 23'5 x 11'7
With front aspect UPVC double glazed window looking onto garden, rear aspect UPVC double glazed window and door to garden, wood effect laminate flooring, coved ceiling, heating thermostat, two radiators.

First Floor:

Landing
With built-in double airing cupboard with fitted shelving and wall-mounted Worcester Bosch gas-fired combination boiler, loft hatch.

Bedroom 11'7 x 11'1
With rear aspect UPVC double glazed window looking onto garden, radiator.

Bedroom 11'7 x 8'
With front aspect UPVC double glazed window, radiator.

Bedroom 11'6 x 9'3
With front aspect UPVC double glazed window, radiator.

Bedroom 11'5 x 9'2
With rear aspect UPVC double glazed window looking onto garden, radiator.

Bathroom 7'9 x 5'11
With Velux window, panelled bath with shower and shower screen over, pedestal wash hand basin, WC, tiled walls and floor, recessed shelf, radiator.

Outside:
To the front of the property is a lawned garden and a brick block paved driveway accessing the garage. The rear garden is mostly laid to lawn and has a paved patio area and a decked seating terrace with a pergola over. There are outdoor power points, a tap, and a side gate.

Garage 17'2 x 11'11
With up and over garage door, power and lighting, electric meter and consumer unit, fitted shelving, personal door to kitchen. Please note, a storeroom has been created to the rear corner of the garage with two stud walls, but these could be removed to open the garage back up if required.

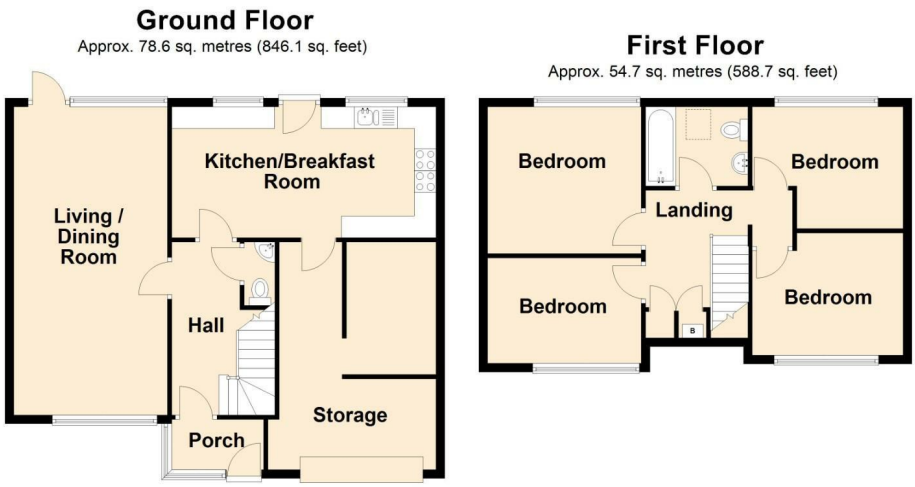
Estate Service Charge:
We have been advised that there is an estate service charge of currently £40.00 per annum to cover maintenance of communal grounds.



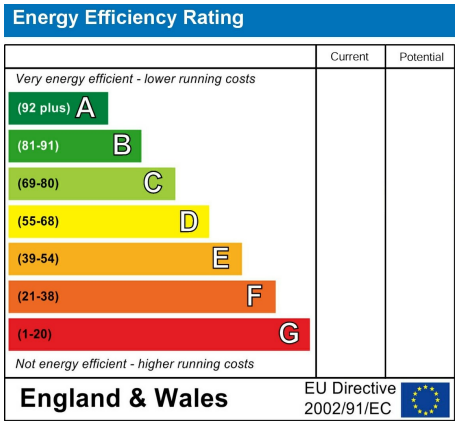
Local Authority Folkestone & Hythe District Council
Council Tax Band C
EPC Rating







Total area: approx. 133.3 sq. metres (1434.8 sq. feet)



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.