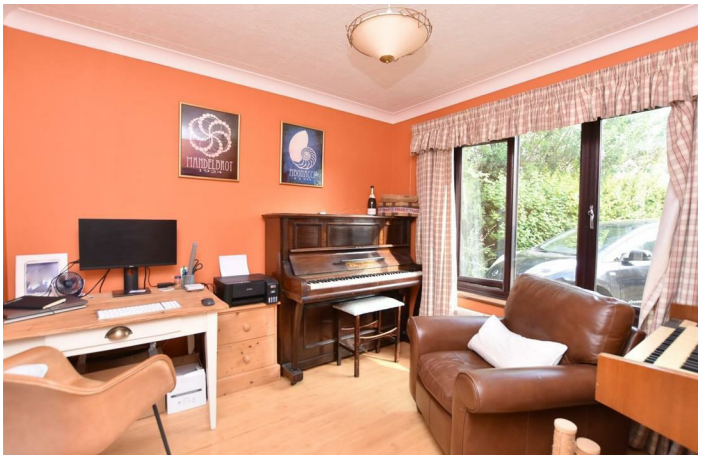
Queens Road

Littlestone New Romney TN28 8LS

- Substantial Detached Family Home
- Spacious Living Room With Log Burner
- Fitted Kitchen & Utility Room
- Good-Sized Rear Garden
- Close To Local Amenities & Seafront
- Four Bedrooms
- Separate Dining Room
- Bathroom, WC & En Suite Shower Room
- Some Updating Required
- Gated Driveway & Attached Garage

Asking Price £415,000 Freehold



Mapps Estates are pleased to bring to the market this substantial, four bedroom detached family home located in a secluded spot within walking distance of local amenities and the seafront. Now requiring some updating, the well-proportioned ground floor accommodation comprises a welcoming reception hall, a cloakroom, a spacious living room with a log burner, a separate dining room, a kitchen/breakfast room and a utility room, while upstairs you will find the main bedroom with fitted bedroom furniture and an en suite shower room, three further bedrooms and a family bathroom. The property also boasts a generous rear garden, a gated driveway with ample off-road parking space and an attached garage. An early viewing is highly recommended to appreciate the potential of this desirable family home.

Located in a popular residential area close to a small parade of shops and the Romney. Hythe and Dymchurch light railway station, and within level walking distance of New Romney high street as well as the seafront. The Cinque Port town of New Romney offers a selection of independent shops and restaurants including a Sainsbury's store, a public library, doctors' and dentists' surgeries. Dungeness National Nature Reserve is just a short drive away. There are two local primary schools nearby and the Marsh Academy secondary school is only a short walk away. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities, access to the M20 as well as high speed rail services available from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading west along the coast you will find the picturesque town of Rye, while to the east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover for access to mainland Europe.

Ground Floor:

Front Entrance Porch
With a pitched roof canopy and light, UPVC front door with inset frosted double glazed panels, opening to reception hall.

Reception Hall 13'4 x 6'2
With stairs to first floor and understairs store cupboard, wood effect laminate flooring, heating thermostat, coved ceiling, radiator.

Cloakroom
With UPVC frosted double glazed window, WC, wall-hung wash hand basin with tiled splashback, coved ceiling, radiator.

Living Room 22' x 12'
With front aspect UPVC double glazed window, rear aspect UPVC French doors opening to patio and garden, exposed brick fireplace with wooden mantel shelf and recessed cast iron log burner, two wall light points, coved ceiling, two radiators.

Dining Room 9'9 x 9'9
With front aspect UPVC double glazed window, wood effect laminate flooring, coved ceiling, radiator, glazed panel doors opening through to kitchen.

Kitchen/Breakfast Room 11'11 x 9'9
With rear aspect UPVC double glazed window looking onto garden, range of fitted Shaker style store cupboards and drawers, fitted worktops with tiled splashback, inset one and a half bowl sink/drainer with mixer tap over, four ring gas hob with pull-out extractor over, fitted high level electric oven, space for undercounter fridge and freezer, space for breakfast table, wood effect laminate flooring, coved ceiling, radiator, doors to garage and utility room.

Utility Room 6'6 x 6'2
With rear aspect UPVC double glazed window and back door, wall-mounted Glow Worm gas-fired boiler, fitted worktop with space and plumbing for washing machine under, stainless steel sink/drainer with mixer tap over, fitted store cupboards, built-in store cupboard with fitted shelving, wood effect laminate flooring.

First Floor:

Landing
With rear aspect double glazed window looking onto garden, loft hatch, built-in airing cupboard housing hot water cylinder with fitted shelving over, coved ceiling.

Bedroom 12'9 x 11'8 (max points)
With front aspect UPVC double glazed window, range of matching fitted furniture comprising wardrobes, drawers and bedside units, coved ceiling, radiator, door to en suite shower room.

En Suite Shower Room 6'5 x 6'1
With UPVC frosted double glazed window, fully tiled shower cubicle with electric shower and extractor fan over, pedestal wash hand basin with tiled splashback, vanity wall light and shaver point over, WC, coved ceiling, radiator.

Bedroom 12 x 11'2 (max)
With rear aspect double glazed window looking onto garden, coved ceiling, radiator.

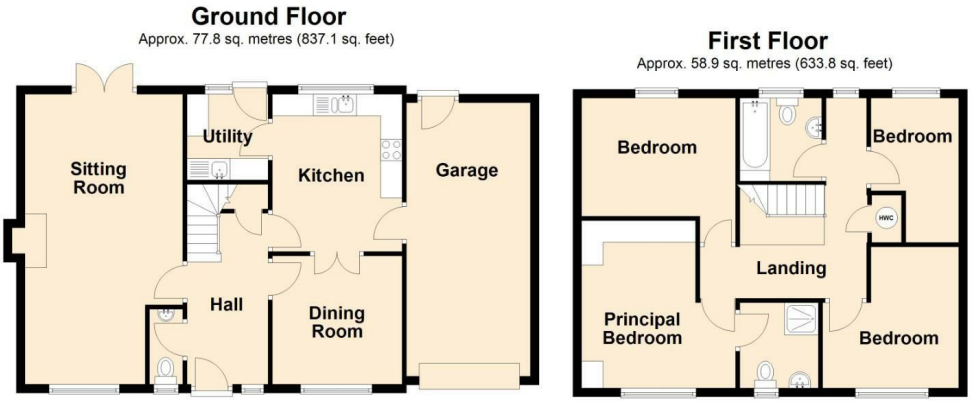
Bedroom 10'6 x 10'1 (max points)
With front aspect UPVC double glazed window, coved ceiling, radiator.

Bedroom 8'7 x 6'8
With rear aspect double glazed window looking onto garden, recessed double wardrobe with hanging rail and shelf over, dado rail, coved ceiling, radiator.

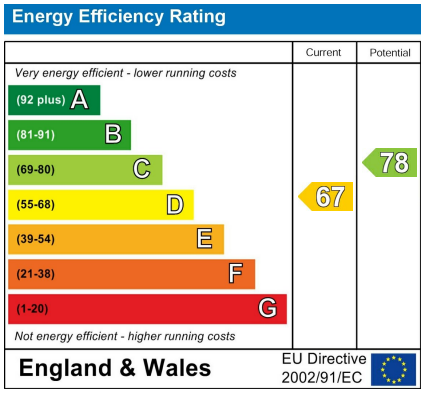
Family Bathroom 6'6 x 6'2
With frosted double glazed window, panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, WC, recessed spotlights, extractor fan, shaver point, part-tiled walls, coved ceiling, radiator.

Outside:
To the front of the property is a large driveway with a five bar gate, offering ample off-road parking space for four/five cars, There is access on both sides of the property leading through to the good-sized rear garden which is mostly laid

to lawn and bordered by evergreen trees. There is a patio area by the French doors, an outside tap, a garden shed and a pre-fab outbuilding (20'9 x 10'2, in a poor state of repair and now in need of removal) set onto a concrete base and opening to a rear alleyway.



Total area: approx. 136.6 sq. metres (1470.8 sq. feet)



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

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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.