



Hythe Road Dymchurch TN29 0LN

- Detached Bungalow
- Dressing Room To Master Bedroom
- Spacious Living Room
 - Rear Garden
- Close To Beach & Amenities
- Three Double Bedrooms
 - Two En Suites
- Large Fitted Kitchen
- Garage & Large Gated Driveway
 - No Onward Chain

Guide Price £325,000 Freehold





GUIDE PRICE £325,000 - £350,000

Mapps Estates are delighted to bring to the market this well presented three bedroom detached bungalow residence conveniently located within walking distance of the beach and local amenities. The accommodation comprises a reception hall, living room, fitted kitchen, a master bedroom with a dressing room and en suite bathroom, two further double bedrooms one with an en suite shower room, a side lobby and a separate cloakroom. The property boasts a large gated driveway and garage, as well as a rear garden and patio. Being sold with no onward chain, an early viewing comes highly recommended.

Located to the eastern side of Dymchurch and within level walking distance of Dymchurch's sandy beaches and high street. 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 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 station (approximately 50 minutes' travelling time) and Ashford International (less than 40 minutes' travelling time).

Front Entrance

Recessed front entrance, wooden front door with frosted glazed 'sunrise' panelling, opening to reception hall.

Reception Hall

With fitted doormat, loft hatch, wall light, wood effect vinyl flooring, radiator.

Living Room 16' x 10'11

With front aspect UPVC double glazed window, stone fireplace with inset electric fire, two wall lights, radiator.

Bedroom 10'10 x 8'11

With front aspect UPVC double glazed window, radiator.

Bedroom 11'4 x 9'3

With rear aspect UPVC double glazed windows and French doors opening to patio and garden, side aspect UPVC double glazed window looking onto patio, two wall lights, glazed double doors opening to dressing room.

Dressing Room 12'10 x 8'11 (max points)

With two wall lights, coved ceiling, radiator, door to en suite bathroom.

En Suite Bathroom 7'3 x 5'7 (max)

With UPVC frosted double glazed window, panelled bath with mixer tap and wall-mounted shower attachment over, pedestal wash hand basin with mixer tap over, WC, wood effect laminate flooring, recessed downlighters, part-tiled walls, extractor fan, chrome effect heated towel rail.

Cloakroom

With UPVC frosted double glazed window, wash hand basin with tiled splashback, WC, recessed downlighters, wood effect laminate flooring, radiator.

Kitchen 13'6 x 10'

With glazed double doors to reception hall, wooden stable door with frosted glazed upper panels opening to patio and garden, rear aspect UPVC double glazed window looking onto garden, rolltop work surfaces with tiled splashbacks and lighting over, inset stainless steel sink/drainer with mixer tap over, four ring gas hob with brushed stainless steel splashback and pull-out extractor over, range of cream store cupboards, display cabinets and drawers, high level double oven, integrated dishwasher, space for fridge/freezer, space and plumbing for washing machine, recessed downlighters, wood effect laminate flooring, radiator, cupboard housing electric meter and consumer unit, wooden stable door opening to side lobby.



Side Lobby 9'6 x 3'11

With side aspect UPVC double glazed window, wooden front door with frosted glazed 'sunrise' panelling, wood effect laminate flooring, recessed downlighters, cupboard housing gas meter, radiator, door to bedroom.

Bedroom 15'4 (max) x 8'9

With side aspect UPVC double glazed window looking onto patio, fitted shelving and hanging rail, coved ceiling, radiator, door to en suite shower room.

En Suite Shower Room

With fully tiled shower cubicle and Triton electric shower, pedestal wash hand basin with tiled splashback, WC, extractor fan, recessed downlighters.

Outside:

The property boasts a gated front driveway providing off-road parking space for numerous cars or a caravan/motorhome if required, and

access to the garage. There is outdoor lighting and gated side access leading through to the rear garden. The rear garden has been laid to lawn with shrub borders, a generous paved patio area, an outdoor tap and wall lights, a pergola and a feature garden lamppost. There is also side access to the garage.

Garage 26'11 x 8'4

An extra length garage/workshop with electric up and over door, personal side door opening to rear garden, wall-mounted Vaillant gas-fired combination boiler, paved flooring, power and light.

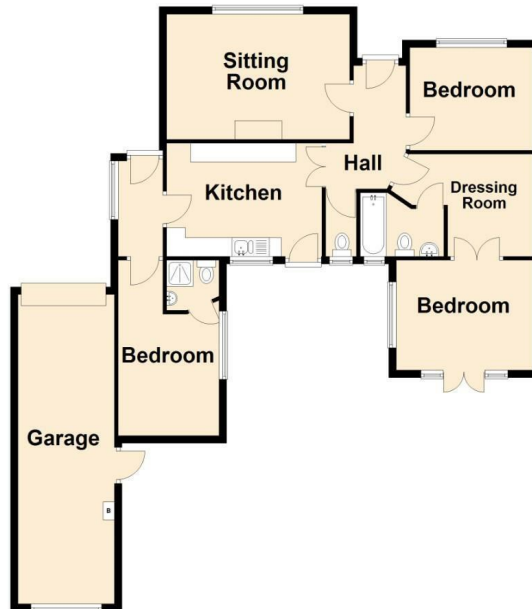






Ground Floor

Approx. 106.7 sq. metres (1148.5 sq. feet)



Total area: approx. 106.7 sq. metres (1148.5 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.