



The Fairway

Dymchurch Romney Marsh TN29 0QP

- Well Presented Detached Bungalow
 - Large Lounge/Diner
 - Bathroom & Separate WC
 - Backing On To Open Field
 - Ample Off-Road Parking
- Three Bedrooms
- Kitchen & Lean-To Utility
- Beautiful Rear Garden
 - Two Garages
- Walking Distance Of Beach

Guide Price £350,000 Freehold





GUIDE PRICE *** £350,000 - £365,000 ***

Mapps Estates are delighted to bring to the market this charming and well presented three bedroom detached bungalow boasting ample off-road parking, two garages and a beautiful rear garden. The well-proportioned accommodation comprises a side entrance porch opening to the reception hall, a large lounge/diner, a fitted kitchen with a lean-to utility room, three bedrooms, a bathroom and a separate cloakroom. There is also a lean-to garden room to the rear in which to relax and admire the attractively-landscaped and well-tended garden which backs on to an open field. An early viewing of this lovely home comes highly recommended.

Located just outside the village of Dymchurch and across the road from its beautiful sandy beach and the sea wall which offers a pleasant walk into the village centre with its small selection of local shops together with a Tesco mini-store, primary schooling, 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).

Front Porch 6'1 x 5'3

With UPVC frosted double glazed front door, UPVC double glazed windows, tiled floor, wall light, internal frosted glazed panel door opening to reception hall.

Reception Hall

With built-in cloaks cupboard with shelving, gas and electric meters and consumer unit, built-in airing cupboard housing hot water cylinder with shelving over, cupboard housing wall-mounted Ideal gas-fired boiler and heating control panel, loft hatch with fitted loft ladder, radiator.

Lounge/Diner 21'2 x 11'1

With large front aspect window looking onto garden, coved ceiling, radiator, dining area with serving hatch through to kitchen.

Kitchen 9'10 x 8'4

With side aspect window and glazed panel back door opening to lean-to utility room, range of wood fronted store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainers with mixer tap over, space for gas cooker, space for fridge/freezer and undercounter fridge, serving hatch through to dining area, tile effect vinyl flooring.

Lean-To Utility Room 9'5 x 4'10

Timber lean-to with single glazed windows and back door, polycarbonate roof, fitted wooden worktop with store cupboard under, space and plumbing for washing machine and tumble dryer, wall-mounted tap, tiled floor.

Bedroom 12'4 x 9'3

With side aspect UPVC double glazed window, large fitted double wardrobe with mirrored sliding doors, electric storage heater.

Bedroom 12'3 x 8'11

With rear aspect window looking through garden room to garden, fitted wood effect bed surround with shelving, drawers and store cupboards, electric storage heater.

Bedroom 8'11 x 8'8

With rear aspect window looking through garden room to garden, electric storage heater.

Bathroom 8'3 x 5'3

With UPVC frosted double glazed window, panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, wall-mounted corner linen cupboard, part-tiled walls, tiled floor, radiator.

Cloakroom

With UPVC frosted double glazed window, WC, part-tiled walls, tiled floor.

Outside:

To the front of the property is a garden area laid to lawn and shrubs; the driveway to the side provides access to the two garages and parking for up to three cars, and can accommodate a caravan or motorhome if required. The rear garden is a particular feature of the property,

having been attractively landscaped and well-tended by the current owners. Laid mostly to lawn, the garden enjoys well-stocked shrub borders, a cherry tree and a 'family' apple tree providing both Bramley and Golden Delicious apples, two garden ponds, water butts, and a back gate looking onto an open field. There are several garden sheds (one with power), a greenhouse and a paved patio area by the garden room. Paved side access to one side of the bungalow leads past the lean-to utility room to a bike store and a side gate opening to the front garden.

Garden Room 19'1 x 5'11

A timber framed lean-to garden room with single glazed windows and double doors to garden, polycarbonate roof, tiled floor.

Garage 17'5 x 7'

With double doors to front, window and personal door to rear opening to garden, fitted workbench, wall-mounted electric heater.

Garage 16'10 x 8'

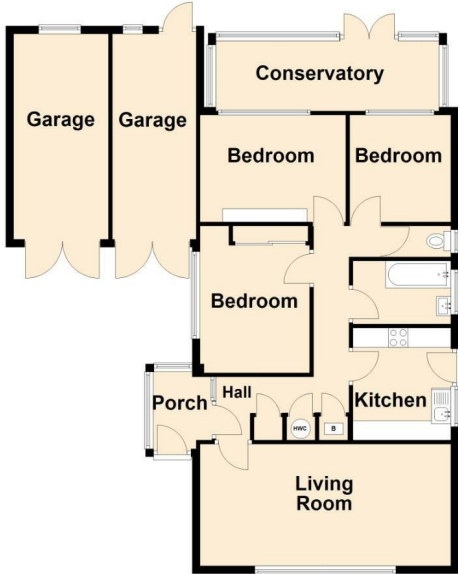
With double doors to front, window to rear, power and light.





Ground Floor

Approx. 113.0 sq. metres (1216.5 sq. feet)



Total area: approx. 113.0 sq. metres (1216.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(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.