



**77 Copperfields, Lydd, Romney
Marsh, Kent, TN29 9UU**

**£335,000
FREEHOLD**

A detached chalet house/bungalow tucked away in a cul-de-sac in Lydd. The property comprises of ground floor bedroom, shower W/C, kitchen, living room and conservatory. To the first floor is two more bedrooms, family bathroom and spacious storage cupboard to the landing. The garden has a patio area as well as many mature trees and shrubs. There is parking for several cars. The property benefits from uPVC windows, Gas central heating. A new boiler was installed in January 2023

Within a short drive you can be on New Romney High Street with its many amenities, or on the beach at Lydd-on-Sea.

- **3 Bedrooms**
- **Conservatory**
- **Modern Kitchen**
- **Garage**
- **Matured garden and shrubs**
- **Driveway for several cars**

Full Description

PORCH

9'4" x 4'1"

Part brick, part uPVC double glazed windows and door. Tiled floor. Light. Wooden front door.

BEDROOM

10'0" x 12'3"

Located on the ground floor. Carpet. Radiator.

W/C SHOWER ROOM

6'5" x 5'3" (max approx)

Corner shower with sliding door. Sink with storage under.

W/C. Radiator. Full tiled. Vinyl flooring.

LOUNGE

17'5" x 16'2" (max approx)

Carpet. Two double radiators. Phone point. Aerial point.

Aluminium doors to conservatory.

CONSERVATORY

8'11" x 11'9" (max approx)

Duel aspect windows with garden views. Radiator. Tiled floor. Venetian blinds.

KITCHEN

Cupboards and drawers under and matching cupboards over. Square edge work top. Lamona Electric hob. Lamona Inset oven and grill. Extractor fan. Worcester boiler fitted in January 2023. Stainless steel double sink and drainer. Part tiled. Vinyl flooring. Single radiator. Door to lean-to area for storage.

BEDROOM

12'5" x 10'11" (max approx)

Carpet. Radiator. Aerial point.

BEDROOM

12'3" x 9'10" (max approx)

Carpet. Radiator. Phone point. Large wardrobe with sliding mirrored doors.

BATHROOM

Matching suite. Panelled bath with handles. Pedestal sink.

Close link W/C. Storage cupboard. Velux window. Part tiled.

Vanity unit

GARAGE

15'7"x 7'4" (max approx)

Up and over door

OUTSIDE

Front: Brick driveway for several cars. Mature bushes

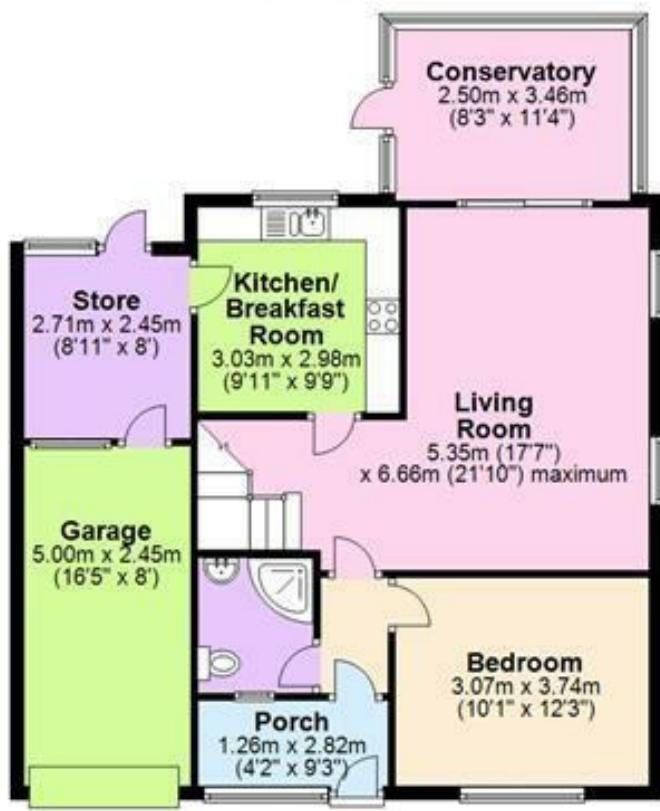
Rear: Patio area. Mature garden with trees and shrubs.

Shed.

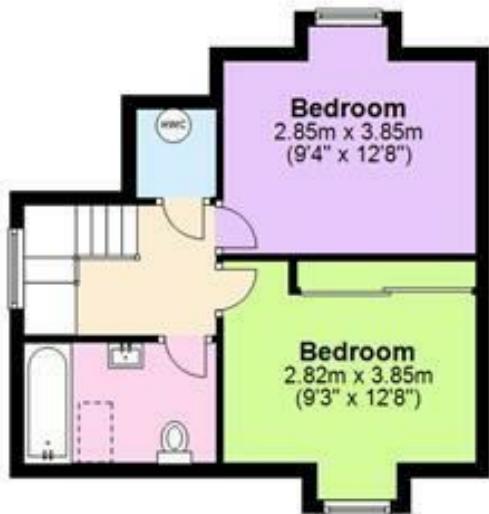




Ground Floor

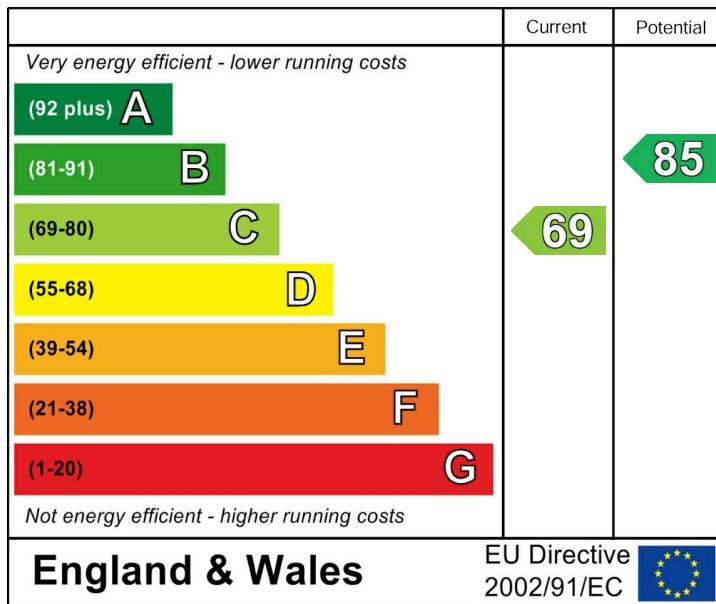


First Floor

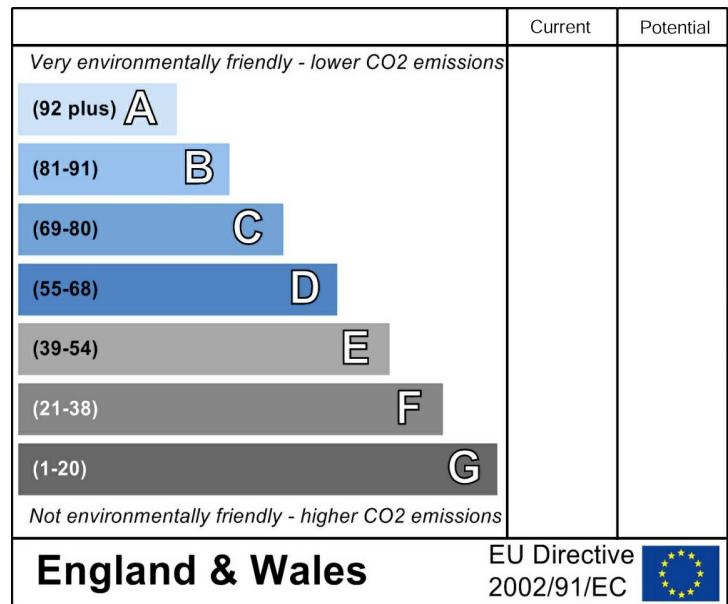


Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Our Ref: 3700-1