



## Denham Close

Dymchurch Romney Marsh TN29 0TU

- Beautifully Presented Throughout
  - Kitchen/Breakfast Room
  - Three Double Bedrooms
- Large Rear Family Garden With Outbuildings
  - Stunning Countryside Views
- Extended Semi Detached House
  - Large Living Room & Separate Dining Room
  - Principal Bedroom With Dressing Room Area
  - Off Road Parking For Up To Four Cars
  - \*\*\*No Onward Chain\*\*\*

**Offers In Excess Of £375,000 Freehold**





Mapps Estates are delighted to bring to the market this immaculately presented, extended three-bedroom semi-detached house set in a quiet cul-de-sac location within walking distance of the beach. The property sits in a large plot with the large rear garden having been beautifully landscaped. Here, you will enjoy a variety of raised planters, a large patio area, vegetable patch and the most stunning far reaching views up towards Lympne Castle and Port Lympne Zoo. The accommodation to the ground floor comprises a spacious entrance porch with a cloakroom to the side, a good sized living room, separate dining room, and a modern fitted kitchen/breakfast room. To the first floor, you will find the modern family bathroom and three double bedrooms, with the master being 18'5 x 14'3 and having the addition of a dressing room area. Being dual aspect, you also have the full benefit of the beautiful views from this room. To the front of the property, there is ample off-road parking for several vehicles. With the added benefit of being sold with no onward chain, viewing comes highly recommended to really appreciate what this deceptively spacious family home has to offer.

Located on this popular residential development on the Dymchurch/Hythe border and within easy access of the sandy beaches of Dymchurch. The pretty Cinque Port town of Hythe is a short car journey along the coast and offers a good selection of independent shops together with Sainsbury's, Waitrose and Aldi stores. The town also has the beautiful historic Royal Military Canal running through the centre. Primary schooling is located in Hythe and the village of Dymchurch, which also offers a small selection of local shops and a Tesco mini-store. Secondary schooling is available in nearby New Romney and Saltwood, while both boys' & girls' grammar schools are available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. Hi-speed rail services are available from Ashford International railway station with a travelling time of approximately 40 minutes to St Pancras London, and from Folkestone West with a travelling time of approximately 50 minutes.

### **Spacious Entrance Porch 7' x 6'**

With UPVC front door and UPVC double glazed window to side, tiled flooring, radiator, coat-hanging space with shelf over, loft hatch, doors to cloakroom and entrance hall.

### **Cloakroom**

Comprising low level WC, wall hung wash hand basin with tiled splashback, radiator, tiled flooring, wall hung Glow Worm gas-fired combination boiler, space and plumbing for washing machine, UPVC double glazed frosted window.

### **Entrance Hall 5'11 x 4'9**

With solid wood front door, heating thermostat, radiator, stairs to first floor, door to dining room, internal window and glazed panel door through to living room.

### **Living Room 18'5 x 14'3**

With UPVC double glazed windows to sides, UPVC double glazed windows and French doors leading out onto the patio area, radiator, wood effect Karndean LVT flooring.



### **Dining Room 13'7 (max) x 13'0**

With front aspect UPVC double glazed window, radiator, built-in understairs cupboard, wood effect LVT flooring, glazed panel door through to kitchen.

### **Kitchen/Breakfast Room 16'11 x 9'4**

With front aspect UPVC double glazed window, range of matching wood effect base and wall store cupboards and drawers, under counter lighting, roll top work surfaces, inset single drainer stainless steel sink unit with mixer tap over, tiled splashbacks, space for cooker/grill with extractor over, space for fridge/freezer, integrated dishwasher, cupboard housing consumer unit and electric meter, wood effect vinyl flooring, space for breakfast table, UPVC double glazed window and stable style back door to rear, radiator.

### **First Floor:**

### **Landing**

With hatch to large loft space with power and light, pull down wooden loft ladder, radiator.

### **Master Bedroom 18'5 x 14'3**

With dual aspect UPVC double glazed windows enjoying stunning views towards Lympne Castle and Port Lympne Zoo, two radiators, opening through to dressing room area.

### **Dressing Room Area 7'4 x 6'4**

With door to landing.

### **Bedroom 13'2 x 10'8**

With front aspect UPVC double glazed window, radiator, coved ceiling.

### **Bedroom 10'10 x 9'5**

With front aspect UPVC double glazed window, coved ceiling, radiator.

### **Family Bathroom 6'1 x 5'10**

A white suite comprising a P-shaped panelled bath with curved shower screen to side and

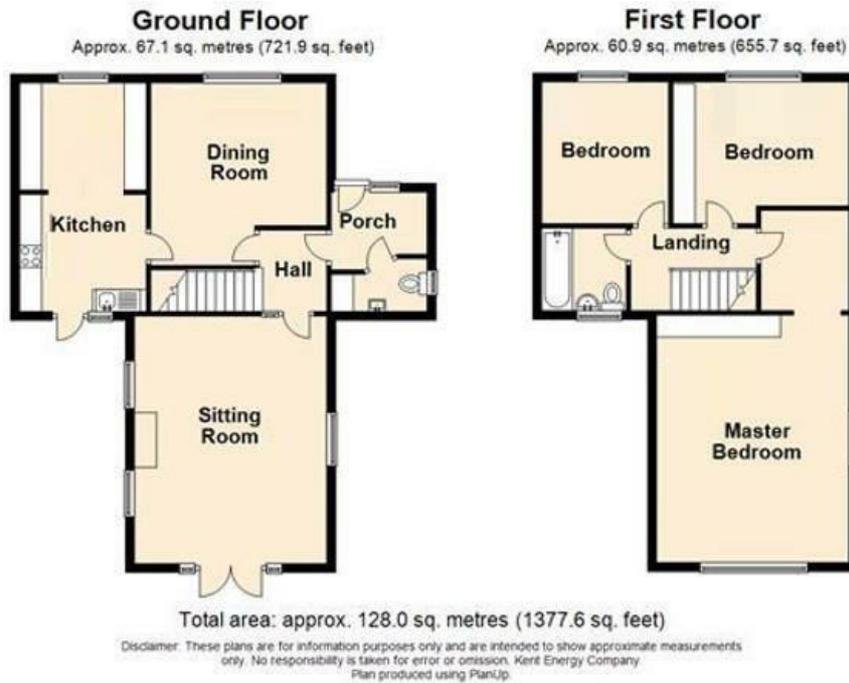


Triton electric shower over, low level WC, pedestal wash hand basin with tiled splashback, UPVC frosted double glazed window, wood effect vinyl flooring, chrome effect heated towel rail, extractor fan, part-tiled walls.

### Outside:

The beautifully landscaped large rear garden is split over two levels. To the top level, there is the advantage of a large patio area where you can really take in the surrounding views, and a lawned area. Steps take you down to the lower level where you will enjoy a further large, lawned area and a range of raised planters, vegetable patch, greenhouse and two timber sheds with power. To the side, there is a large hard standing, ideal for a workshop, garage, or home office. There are two outdoor cold water taps, a hot water tap, and two double electric sockets. By the back door is a brick-built store room with power and light. To the front of the property, there is a small lawned area set behind picket fencing and bordered by a variety of plants and to the side is the block paved driveway giving off road parking for up to four cars.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.