



Melbury Mews

New Romney TN28 8XD

- Impressive Detached Family Home
 - Four/Five Bedrooms
- Large Lounge/Diner With Feature Fireplace
 - Attractive Wraparound Gardens
 - Countryside Views To Rear
- Spacious & Adaptable Accommodation
- Family Bathroom & En Suite Shower Room
- Kitchen/Breakfast Room & Utility Room
 - Off-Road Parking For Two Cars
 - Close To Local Amenities

Asking Price £425,000 Freehold





Mapps Estates are delighted to bring to the market this well presented, impressive four/five bedroom detached family home set in a cul de sac location and within easy access of local amenities. The well proportioned and adaptable ground floor accommodation comprises a welcoming reception hall, a large lounge/diner with a feature fireplace, a kitchen/breakfast room, cloakroom, separate utility room, and an additional large reception room which could easily be divided to provide an additional bedroom and home office if required, while upstairs you will find the main bedroom with fitted wardrobes and an en suite shower room, three further bedrooms and a family bathroom. The property also enjoys off-road parking for two cars and is set in attractive and well-tended wraparound gardens. An early viewing of this desirable family home comes highly recommended.

Located on the outskirts of the historic Cinque Port town of New Romney and within level walking distance of the town centre, offering a selection of independent shops and restaurants together with a Sainsbury's store, doctors' surgeries and dentists. Primary and secondary schooling are located close by, with Littlestone championship golf course and the beach also only a short drive away. The popular Romney, Hythe & Dymchurch light railway also has a station in the town. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high-speed rail services from Ashford International railway station with services to London St. Pancras in under 40 minutes. Access to the M20 Motorway is via Ashford or Hythe, the motorway also giving easy access to the Channel Tunnel Terminal and Port of Dover.

Ground Floor:

Front Entrance

With outdoor wall light, composite front door with inset frosted double glazed arched panel and UPVC leaded frosted double glazed window to side, opening to reception hall.

Reception Hall 15'8 x 6'1

With stairs to first floor, understairs store cupboard with fitted shelf, wood effect laminate flooring, coved ceiling, heating thermostat, radiator.

Cloakroom

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

Lounge/Diner 21'11 x 13'8 (max)

With front aspect UPVC leaded double glazed window looking onto garden, feature exposed brick fireplace with inset coal effect gas fire (not tested) set onto quarry tiled hearth, dining area with rear aspect UPVC double glazed French doors opening to patio and garden, wood effect laminate flooring, two radiators, door to kitchen.

Kitchen/Breakfast Room 18'6 x 12'2

Comprising a fitted kitchen with a range of white gloss finish store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset resin sink/drainer with mixer tap over, electric cooker with pull-out extractor over, space and plumbing for slimline dishwasher, space for American style fridge/freezer, coved ceiling, radiator, rear aspect UPVC double glazed window looking onto garden, wood effect vinyl flooring, opening through to dining area with rear aspect UPVC double glazed window looking onto garden, coved ceiling, wood effect vinyl flooring, radiator, door to utility room.



Utility Room 7'10 x 5'11

With rear aspect UPVC double glazed window and back door opening to rear garden, fitted worktop with inset stainless steel sink and tiled splashback, fitted store cupboards, space and plumbing for washing machine and tumble dryer, wall-mounted Worcester Bosch 'Greenstar' gas-fired boiler, coved ceiling, wood effect vinyl flooring, radiator, door to study/playroom.

Study/Playroom 11'8 x 7'10

With UPVC frosted double glazed window to side, consumer unit, loft hatch (the loft space has been insulated and boarded), radiator, opening through to additional reception room.

Reception Room 14'10 x 7'11

A useful additional reception room which could serve as a fifth bedroom if required, front aspect UPVC leaded double glazed window, fitted open wardrobes with hanging rails and shelving, radiator.

First Floor:

Landing

With front aspect UPVC leaded double glazed window, loft hatch, built-in airing cupboard housing hot water cylinder with shelving over.

Bedroom 14'1 x 11'6 (max)

With front aspect UPVC leaded double glazed window, range of recessed fitted wardrobes to one wall with sliding doors, bespoke wooden fitted wardrobes to one corner, ceiling fan/light, radiator, door to en suite shower room.

En Suite Shower Room

With UPVC frosted double glazed window, fully tiled shower cubicle with Mira shower, wall-hung wash hand basin with tiled splashback, WC, vinyl tiled floor, radiator.

Bedroom 10'3 x 10'1

With rear aspect UPVC double glazed window and countryside view, ceiling fan/light, radiator.



Bedroom 9'8 x 7'10

With rear aspect UPVC double glazed window and countryside view, recessed fitted wardrobe with hanging rail and shelf over, radiator.

Bedroom 8'1 x 7'10

With front aspect UPVC leaded double glazed window, recessed fitted wardrobe with fitted shelves, coved ceiling, wood effect laminate flooring, radiator.

Family Bathroom 8'1 x 5'5

With UPVC frosted double glazed window, corner bath with mixer tap and shower attachment, Bristan electric shower and shower curtain rail over, pedestal wash hand basin, WC, shaver point, part-tiled walls, vinyl tiled floor, radiator.

Outside:

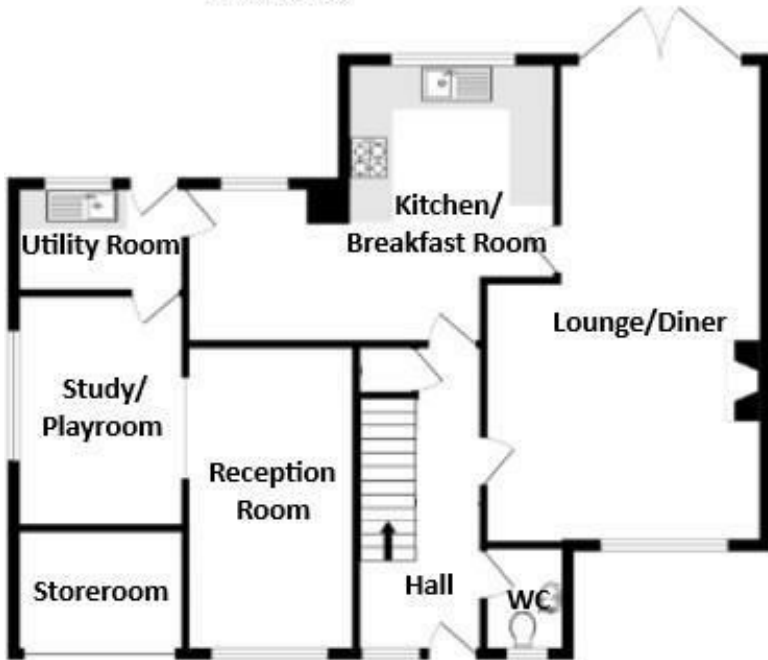
To the front of the property are well-tended lawns and shrub borders, as well as off-road parking space for two cars. A built-in storeroom measuring 8' x 5'4 is accessed via a remote controlled garage roller door and has power and light. A side

gate opens to the attractive wraparound garden to the side and rear of the property, which is similarly laid to lawn with planted shrub borders and feature maple and lilac trees. There is a large paved patio area, an outside tap and a double power point. To the side of the property are water butts and a garden shed.

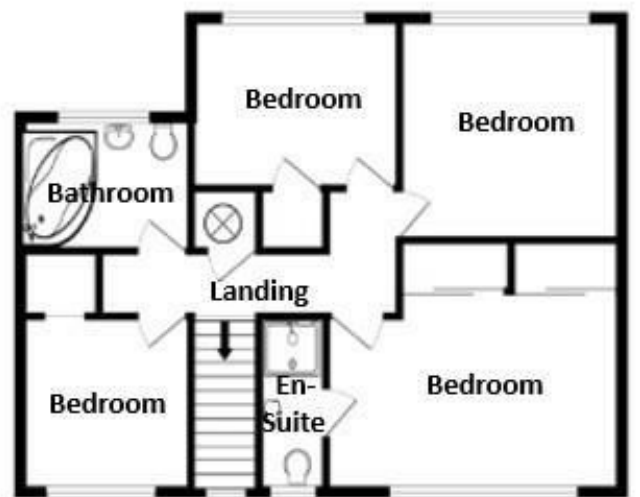




Ground Floor



First Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.