



## Maude Close

New Romney TN28 8GL

- Semi-Detached Townhouse
  - Well-Appointed Kitchen
    - Family Bathroom
  - Views Across Playing Field
  - Close To Local Amenities
- Four Bedrooms
  - Spacious Lounge/Diner
  - En Suite Shower To Principal Bedroom
  - Garden & Off Road Parking
  - ICW New Build Warranty

**Asking Price £450,000 Freehold**





Mapps Estates are delighted to bring to the market this well-appointed newbuild family home on this prestigious development conveniently located within walking distance of the high street and local amenities. This townhouse style property has been finished to an exceptionally high standard throughout, the generous accommodation being arranged over three levels. To the ground floor you will find a welcoming reception hall, a spacious open plan lounge/diner with French doors opening to the patio and garden, a contemporary fitted kitchen, and a cloakroom; to the first floor are three bedrooms and a family bathroom, with the generous principal bedroom to the top floor boasting a walk-in wardrobe and a luxury en suite shower room. Also benefitting from two allocated parking spaces with an electric car charging facility, and the peace of mind of an ICW new build warranty, an early viewing of this stylish contemporary home comes highly recommended.

The Maude is a select development of bespoke new build properties by Akehurst Homes. Their mission to exceed customer expectations is clearly evident in the exceptional quality of each individually crafted home, with no attention to detail spared. The site was chosen for its easy access to a host of local amenities, in a tucked away location yet very much at the heart of the thriving local community. With only nine of the original thirty four properties remaining to buy, now is the time to make your home a better one.

Located in 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 distance away. The popular Romney, Hythe & Dymchurch light railway also has a station in the town. Water sports and activities are well catered for with Varne Boat Club and Lydd Aqua Park only a short drive away. A little further along the coast you can enjoy the open spaces of Dungeness Nature Reserve, with the delightful Medieval Cinque Port town of Rye just a short drive away and the larger historic seaside town of Hastings located further along the coast. 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 pitched roof canopy over, outside wall light with motion sensor, composite front door with inset frosted double glazed panel and window to side, opening to reception hall.

##### **Reception Hall 14'7 x 6'9**

With wood effect LVT flooring, stairs to first floor with understairs store cupboard with consumer unit and light, doors to kitchen and lounge/diner, Hive heating thermostat, radiator.

##### **Cloakroom**

With UPVC frosted double glazed window, wall-hung wash hand basin with mixer tap and tiled splashback over, WC, recessed downlighters, extractor fan, wood effect LVT flooring, radiator.

#### **Kitchen 14'8 x 10'7**

With front aspect UPVC double glazed window, fitted quartz worktops with matching upstands and concealed downlighters over, inset stainless steel sink/drainers with mixer tap over, range of dark grey matt finish store cupboards and drawers, Bosch four ring ceramic hob with splashback and extractor canopy over and electric oven under, integrated Bosch fridge/freezer and dishwasher, space and plumbing for washing machine and tumble dryer, wood effect LVT flooring, recessed downlighters, radiator.

#### **Lounge/Diner 18'8 x 17'9**

With dual aspect UPVC double glazed windows looking onto garden, UPVC double glazed French doors opening to patio and garden, two radiators.

#### **First Floor:**

##### **Landing**

With front aspect UPVC double glazed window, stairs to top floor, built-in double store cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, additional large store cupboard with light, radiator.

##### **Bedroom 12'5 x 7'3**

With dual aspect UPVC double glazed windows looking onto playing fields, radiator.

##### **Bedroom 12'5 x 10'1**

With rear aspect UPVC double glazed window looking onto playing fields, radiator.

##### **Bedroom 12'8 x 10'3**

With front aspect UPVC double glazed window, radiator.

##### **Family Bathroom 7'9 x 5'9**

With panelled bath with mixer tap, rainfall shower, hand-held

shower attachment and shower screen over, wall-hung wash hand basin with mixer tap over and wood effect drawers under, WC with concealed cistern, tiled shelf, fitted mirror with inset lighting and shaver point, extractor fan, recessed downlighters, part-tiled walls, wood effect LVT flooring, chrome effect heated towel rail.

#### **Top Floor:**

##### **Landing**

Small landing with door to principal bedroom.

##### **Principal Bedroom 27'4 x 14'4 (max points)**

With front aspect UPVC double glazed dormer window, two Velux windows to rear, large walk-in wardrobe with light and loft hatch, 'Hive' heating thermostat, two radiators, door to en suite shower room.

##### **En Suite Shower Room 8'6 x 5'9**

With Velux window, large fully tiled walk-in shower enclosure with rainfall shower and hand-held shower attachment, wall-hung wash hand basin with mixer tap over and drawers under, WC with concealed cistern, tiled shelf, fitted mirror with inset lighting and shaver point, extractor fan, recessed downlighters, part-tiled walls, wood effect LVT flooring, chrome effect heated towel rail.

##### **Outside:**

The property enjoys a private rear and side garden laid to lawn, with a paved patio and pathway leading to a side gate opening to the driveway. This has been laid to brick block paving; there is a paved pathway to the front entrance with a garden area to the side.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</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.