



## Dunstall Lane

St. Marys Bay Romney Marsh TN29 0AB

- Modern Detached Family Home
- Modern Kitchen With Integrated Appliances
- Accommodation Arranged Over Three Floors
- Family Bathroom, Shower Room & En Suite
- Superb Views Of The Romney Marsh
- Rear Garden With Swimming Pool
- Open Plan Living/Dining Room
- Five Double Bedrooms
- Garage & Off-Road Parking
- Remainder Of NHBC Warranty

**Guide Price £450,000-£475,000 Freehold**





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Mapps Estates are delighted to bring to the market this modern, immaculately presented five bedroom detached family home enjoying beautiful views across the Romney Marsh and boasting its own outdoor swimming pool. The generous accommodation is arranged over three floors, with a welcoming reception hall, cloakroom, a modern fitted kitchen with integrated appliances, and an open plan lounge/diner to the ground floor, three double bedrooms and a family shower room with a utility cupboard to the first floor, and a further two double bedrooms, a family bathroom and an en suite shower room to the top floor. The low maintenance rear garden has been laid to artificial grass, with an attractive patio area by the pool, and the property also enjoys a good-sized garage and a brick block driveway with off-road parking space for up to four cars. Also benefitting from the remainder of an NHBC warranty, an early viewing of this desirable family home comes highly recommended.

Located on a private modern development, close to local amenities and within level walking distance of the sandy beaches of St Mary's Bay and bus stop if required. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with The Bailiffs Sergeant Public House and an active village hall. The Cinque Port town of New Romney is approximately five minutes away by car and offers further shopping facilities and amenities including a Sainsbury's store and both secondary and primary schooling; further primary schooling is available in Dymchurch which also offers a small selection of shops together with a Tesco mini store. The larger Cinque Port town of Hythe is approximately fifteen minutes by car and offers a far greater selection of independent shops together with Sainsbury's, Aldi and Waitrose stores. The historic Royal Military Canal also runs through the centre of the town and Hythe enjoys an unspoilt seafront promenade. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

#### Ground Floor:

## Front Entrance

A covered entrance porch with outdoor wall light and bin store cupboard, wooden front door with full length double glazed window to side, opening to reception hall.

## Reception Hall 9'8 x 7'

With stairs to first floor, herringbone style wood effect LVT flooring, heating control panel, coved ceiling, consumer unit, radiator.

## Cloakroom

With wall-hung wash hand basin with mixer tap and tiled splashback over and wood effect cabinet under, wall-mounted mirrored cabinet over, WC with concealed cistern and shelf over, extractor fan, recessed downlighters, tiled floor, radiator.

## Open Plan Living Space comprising:

### Kitchen 13'6 (approx.) x 9'7

With front aspect UPVC double glazed window, modern fitted kitchen comprising a range of grey store cupboards and drawers, quartz worktops and upstands with brushed stainless steel splashbacks and concealed lighting over, tiled splashback, recessed one and a half bowl stainless steel sink with mixer tap over and integral drainer to worktop, inset four ring ceramic electric hob with pull-out extractor fan over and electric oven under, additional high level Bosch electric oven with matching microwave over, integrated dishwasher and washing machine, space and plumbing for American style fridge/freezer, cupboard housing wall-mounted Ideal gas-fired boiler, recessed downlighters, herringbone style wood effect LVT flooring, opening through to living/dining room.

### Living/Dining Room 21'1 x 15'9 (max)

Comprising a dining area with rear aspect UPVC double glazed French doors opening onto patio, lounge area with rear aspect UPVC double glazed window looking onto garden, large walk-in understairs store cupboard with motion sensor-activated light, coved ceiling, herringbone style wood effect LVT flooring, two radiators.

## First Floor:

### Landing

With stairs to second floor, doors to bedrooms and family shower room.



### **Bedroom 16' x 10'7**

With large rear aspect UPVC double glazed window and door to Juliet balcony enjoying far-reaching views across the Romney Marsh, heating thermostat, coved ceiling, radiator.

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

With rear aspect UPVC double glazed window with Romney Marsh view, coved ceiling, radiator.

### **Bedroom 10'7 x 9'7**

With large front aspect UPVC double glazed window and door to Juliet balcony with open aspect and coastline glimpses, coved ceiling, radiator.

### **Family Shower Room 10'1 x 5'6**

With UPVC frosted double glazed window, modern suite comprising walk-in fully tiled shower enclosure with rainfall showerhead and separate hand-held shower attachment, wall-hung wash hand basin with mixer tap and tiled splashback and fitted shelf over, fitted mirror with inset lighting, WC with concealed cistern, bespoke laundry cupboard with space and plumbing for washing machine and tumble dryer, vinyl flooring, recessed downlighters, chrome effect heated towel rail, extractor fan.

## **Second Floor:**

### **Landing**

With built-in cupboard housing pressurised hot water cylinder, coved ceiling, radiator, doors to bedrooms and family bathroom.

### **Bedroom 19'5 x 9'1**

With large rear aspect UPVC double glazed window and door to Juliet balcony enjoying far-reaching views across the Romney Marsh, rear aspect UPVC double glazed window with Romney Marsh view, recessed shelved linen cupboard, coved ceiling, radiator.

### **Bedroom 12'8 x 9'11**

With large front aspect UPVC double glazed window and door to Juliet balcony with open aspect and views of the English Channel and coastline, loft hatch, radiator, door to en suite shower room.

### **En Suite Shower Room 6'4 x 6'2**

With front aspect UPVC double glazed window with views of sea and coastline, fully tiled shower cubicle with rainfall showerhead and separate hand-held shower attachment, fitted vanity unit



comprising wash hand basin with mixer tap and tiled splashback over, grey gloss finish store cabinet under and shelf to side, WC with concealed cistern, recessed downlighters, extractor fan, electric heated towel rail, wood effect flooring.

### **Family Bathroom 8'4 x 6'1**

With panelled bath with wall-mounted shower attachment and tiled splashback over, wall-hung wash hand basin with mixer tap and tiled splashback over and wood effect drawers under, fitted mirror with inset lighting, WC with concealed cistern and shelf over, recessed downlighters, chrome effect heated towel rail, extractor fan, vinyl flooring.

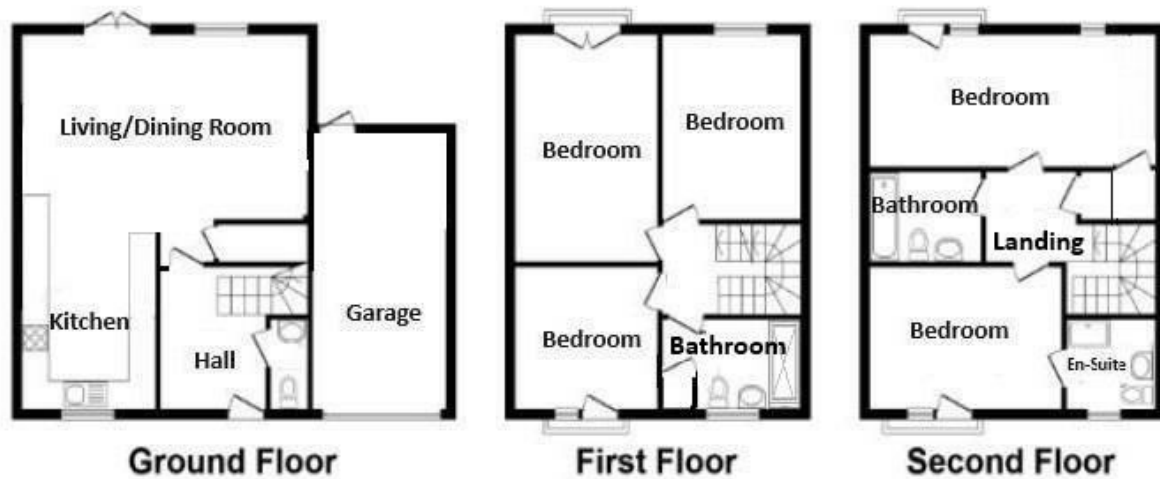
### **Outside:**

The property enjoys a family garden to the rear, laid to artificial grass for low maintenance with a shrub border, a heated swimming pool with a paved surround and a large paved patio with a metal framed louvered roof pergola over. There are two wall lights, an outside tap and power points, with gated side access leading to the front of the property. The front driveway is laid to brick block paving and provides off-road parking for up to four cars.

### **Garage 23'2 x 9'11**

With electric up and over door, fully plastered walls and ceiling, fitted skirting boards, loft hatch and fitted loft ladder, fitted worktop with drawers under, personal door to rear garden, power and light.





Total floor area 169.6 sq.m. (1,826 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 92                      |
| (81-91) <b>B</b>                            | 84      |                         |
| (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 |

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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.