



## Maude Close

New Romney TN28 8GL

- End Terrace Family Home
- Spacious Kitchen/Diner
- High Quality Bathroom & En Suite
- Two Allocated Parking Spaces
- Close To Local Amenities
- Three Bedrooms
- Dual Aspect Living Room
- Patio & Garden
- Prestigious Modern Development
- ICW New Build Warranty

**Asking Price £375,000 Freehold**





Mapps Estates are delighted to bring to the market this charming end terrace newbuild family home on this prestigious development conveniently located within walking distance of the high street and local amenities. The property has been finished to an exceptionally high standard throughout, the generous accommodation comprising a welcoming reception hall, a downstairs cloakroom, a spacious dual aspect living room, a large and well-appointed kitchen/diner with French doors opening onto the patio and garden, three bedrooms, with a luxury en suite shower room to the principal bedroom and a family bathroom. 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, wall light with motion sensor, composite front door with inset frosted double glazed panel, opening to reception hall.

##### **Reception Hall 14'2 x 4'5 (max)**

With wood effect LVT flooring, stairs to first floor, store cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler and consumer unit, 'Hive' 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/Diner 17'1 x 13'5 (max points)**

With side aspect UPVC double glazed window and French doors opening to patio and garden, square edged wood effect worktops with concealed downlighters over, inset stainless steel sink/drainers with mixer tap over, range of light grey matt finish store cupboards and drawers, Bosch four ring ceramic hob with extractor canopy over and electric oven under, integrated Bosch fridge/freezer and dishwasher, space and plumbing for washing machine, recessed downlighters, wood effect LVT flooring, radiator.

### Living Room 17'1 x 13'11

With dual aspect UPVC double glazed windows, large downstairs store cupboard, radiator.

### First Floor:

#### Landing

With loft hatch, built-in double store cupboard, radiator.

### Principal Bedroom 11'10 x 10'7

With side aspect UPVC double glazed window, radiator, door to en suite shower room.

### En Suite Shower Room 9'9 x 4'2

With UPVC frosted double glazed window, large fully tiled shower cubicle with rainfall shower, separate hand-held shower attachment and sliding screen, 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.

### Bedroom 13'9 x 9'9

With dual aspect UPVC double glazed windows, radiator.

### Bedroom 11'6 x 6'11

With side aspect UPVC double glazed window, radiator.

### Family Bathroom 7'10 x 5'8

With UPVC frosted double glazed window, 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.

### Outside:

To the front of the property is an attractive grass verge and a paved pathway leading to the front entrance. There is a private garden to the side which has been laid mostly to lawn with shrub borders, a paved patio and outside tap, and a back gate conveniently opening directly to the two allocated tandem parking spaces.

### Directions:

Due to its secluded location, Maude Close can be difficult to find initially. It is best approached via Church Lane, left onto Wiles Avenue, right onto Carey Close, and right again onto Josephs Way which will lead you to Maude Close.



**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>95</b>
(81-91) <b>B</b>		<b>85</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**

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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.