

# Queensway

Dymchurch Romney Marsh TN29 0NB

- Detached Bungalow Residence
- Spacious Living Room With Log Burner
- Modern Fitted Bathroom
- Attractively Landscaped Gardens
- Garage & Ample Off-Road Parking
- Two Bedrooms
- Open Plan Kitchen/Diner
- Rear Conservatory
- Refurbished In Recent Years
- Within Walking Distance Of Seafront

## Asking Price £415,000 Freehold













Mapps Estates are pleased to bring to the market this immaculately presented two bedroom detached bungalow residence located on the private Sands Estate on the outskirts of Dymchurch and within walking distance of the seafront. The accommodation comprises a front entrance porch, a living room with a log burner, a modern open plan kitchen/diner, two bedrooms, a rear conservatory, and a modern fitted bathroom. The property enjoys beautifully landscaped front and rear gardens, a garage, and ample off-road parking space. It has also benefitted from numerous home improvements in recent years. An early viewing comes highly recommended.

Located on the ever-popular private Sands Estate to the eastern side of Dymchurch and within walking distance of its sandy beaches. The sea wall offers a pleasant walk into the village centre which has a small selection of local shops together with a Tesco mini-store, primary school, doctors' surgery and village hall. Secondary schools are available in both New Romney and nearby Saltwood and both boys' and girls' grammar schools being available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. High Speed Rail Services to London, St Pancras are available from Folkestone West (approximately 50 minutes travelling time) and Ashford International (approximately 40 minutes travelling time).

## Ground Floor:

### Front Entrance Porch 14'9 x 3'10
With composite front door with frosted double glazed panel, large front aspect UPVC double glazed windows with integral blinds, side aspect UPVC double glazed window, fitted wood effect worktop with space under for tumble dryer, coat-hanging space, tiled floor, internal UPVC double glazed French doors opening through to living room.

### Living Room 16'1 x 11'11
With side aspect UPVC double glazed window, recessed log burner, coved ceiling, vertical radiator, glazed panel door opening to inner hallway.

### Inner Hallway
With loft hatch and fitted loft ladder, built-in airing cupboard with fitted shelving and radiator, heating thermostat, herringbone wood effect vinyl flooring, radiator.

**Kitchen/Diner 21'4 x 8'10**
An open plan space comprising a modern fitted kitchen with side aspect UPVC double glazed window and UPVC double glazed back door, range of fitted light grey woodgrain effect store cupboards and drawers, square edge worktops with matching upstands and concealed lighting over, inset resin one and a half bowl sink/drainer with mixer tap over, Stoves cooker with four gas burners and two electric ovens, contemporary extractor fan over, space and plumbing for dishwasher, cupboard with space and plumbing for washing machine, cupboard housing consumer unit and electric meter, tiled floor, opening through to dining area with rear aspect UPVC double glazed French doors opening to patio and garden, wood effect vinyl flooring, vertical radiator.

**Bedroom 11'11 x 10'**
With side aspect UPVC double glazed window, coved ceiling, radiator.

**Bedroom 9'11 x 9'2**
With coved ceiling, radiator, rear aspect UPVC double glazed French doors opening through to conservatory.

**Conservatory 9'4 x 6'11**
A UPVC conservatory with full length double glazed windows and door to patio and garden, pitched polycarbonate roof, wood effect laminate flooring.

**Bathroom 6'7 x 5'6**
With UPVC frosted double glazed window, shower bath with mixer tap, shower screen, and rainfall shower with hand-held shower attachment over, pedestal wash hand basin with mixer tap over, WC, coved ceiling, tiled floor, part-tiled walls, heated towel rail.

**Outside:**
To the front of the property is an attractive garden, mostly laid to lawn with shrub and flower borders, and a paved seating area with a pergola over. There is a brick block paved driveway with off-road parking space for up to three cars, access to the garage and a further parking area laid to gravel. There are outdoor wall lights by the front entrance, and a side gate opening to a pathway leading through to the rear garden, with a shrub border, log stores and an outside tap. The rear garden has been beautifully landscaped, laid to lawn with well-stocked borders, a paved patio with a lean-to canopy, outdoor tap, power points and wall light, and a garden shed.

**Garage 15'2 x 8'11**
With up and over garage door, side aspect UPVC double glazed window, wall-mounted Worcester Bosch gas-fired combination boiler, fitted workbench and shelving, power and light.

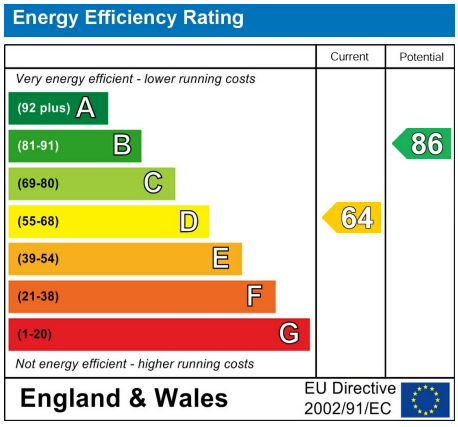


**Local Authority** Folkestone & Hythe District Council
**Council Tax Band** C
**EPC Rating** D








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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.