



Crimond Avenue

Dymchurch Romney Marsh TN29 0UL

- Link-Detached Bungalow Residence
 - Adaptable Accommodation
 - Spacious Living & Dining Rooms
- Bathroom, Shower Room & En Suite
- Workshop, Garage & Off-Road Parking
- Seven Bedrooms
- Potential For Annexe
- Open Plan Kitchen/Breakfast Room
- Large Patio & Wraparound Gardens
- Far-Reaching Countryside Views

Guide Price £500,000 - £525,000 Freehold





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Mapps Estates are delighted to bring to the market this well presented seven bedroom link-detached bungalow residence set in a cul de sac location close to the seafront and enjoying far-reaching countryside views. Having been substantially extended, the property now offers generous and versatile living accommodation, ideal for multi-generational living, and with the potential for a one bedroom annexe if required. The accommodation comprises an open plan kitchen/breakfast room, a large dining room opening onto the rear patio, seven bedrooms (the main bedroom having an en suite shower room), a spacious living room also opening to the patio, a bathroom and separate shower room, and a cloakroom. The property enjoys a large secluded patio and wraparound gardens from which to admire the view, as well as a carport, garage and workshop, and ample off-road parking space for multiple vehicles. An early viewing of this impressive and adaptable family home comes highly recommended.

Located on this popular residential development on the Dymchurch/Hythe border and within easy access of the sandy beaches of Dymchurch. The pretty Cinque Port town of Hythe is a short car journey along the coast and offers a good selection of independent shops together with Sainsbury's, Waitrose and Aldi stores. The town also has the beautiful historic Royal Military Canal running through the centre. Primary schooling is located in Hythe and the village of Dymchurch, which also offers a small selection of local shops and a Tesco mini-store. Secondary schooling is available in nearby New Romney and Saltwood, while both boys' & girls' grammar schools are available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. Hi-speed rail services are available from Ashford International railway station with a travelling time of approximately 40 minutes to St Pancras London, and from Folkestone West with a travelling time of approximately 50 minutes.

Front Entrance

With outdoor store cupboard to side housing consumer unit, gas and electric meters, UPVC front door with inset double glazed frosted panels, opening to entrance lobby with coved ceiling, alarm keypad, tile effect vinyl flooring, glazed panel door opening to inner hallway.

Hallway

With coved ceiling, recessed downlighters, tile effect vinyl flooring, glazed panel door to inner lobby, glazed panel double doors opening to dining room, opening to kitchen/breakfast room.

Kitchen/Breakfast Room 19'4 x 9'2 (max)

In two sections, the first comprising a range of fitted wood effect store cupboards and drawers, rolltop work surfaces with tiled splashbacks, space for breakfast bar, large UPVC double glazed window looking onto garden, space for large fridge/freezer, tile effect vinyl flooring, coved ceiling, radiator, archway through to further kitchen space with matching store cupboards and drawers, rolltop work surfaces with inset sink and mixer tap over, UPVC double glazed window, space for range cooker with Bosch extractor canopy over, cupboard housing wall-mounted Glow Worm gas-fired boiler, space and plumbing for dishwasher and washing machine, tile effect vinyl flooring.

Dining Room 17'11 x 10'3

With UPVC double glazed window and French doors opening to patio and garden, coved ceiling, wood effect laminate flooring, radiator.

Inner Lobby 8'4 x 6'7

With loft hatch, wood effect laminate flooring, glazed panel door through to hallway, electric storage heater.

Bedroom 10'10 x 6'8

With UPVC double glazed window looking onto garden, range of fitted wood effect bedroom furniture comprising a single bed with storage under, wall-mounted store cupboards over and double wardrobe to side, tile effect vinyl flooring, coved ceiling, radiator.

Bedroom 12'1 x 10'3

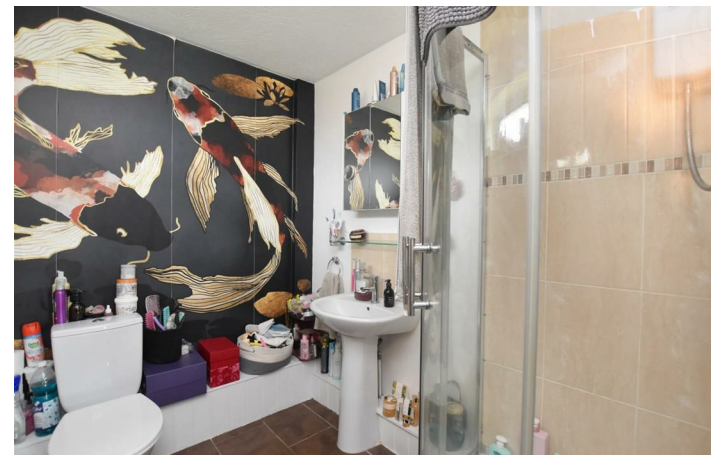
With large UPVC double glazed window looking onto garden, built-in recessed wardrobe, coved ceiling, radiator.

Cloakroom

With UPVC frosted double glazed window, WC with concealed cistern and shelf over, coved ceiling, fully tiled walls, tiled floor.

Shower Room

With UPVC frosted double glazed window, large shower cubicle with sliding screen, wash hand basin with mixer tap over and store cabinet under, extractor fan, coved ceiling, fully tiled walls, tiled floor, chrome effect heated towel rail.



Hallway

With built-in recessed double store cupboard, dado rail and feature wood panelling effect to walls, coved ceiling, wood effect laminate flooring, UPVC frosted double glazed window, UPVC double glazed window and double glazed door opening to patio and garden, electric storage heater and radiator.

Bedroom 8'11 x 7'10

With UPVC double glazed window looking onto garden, coved ceiling, wood effect laminate flooring, radiator.

Bedroom 17' x 11'8 (max)

With dual aspect UPVC double glazed windows looking onto garden, range of matching fitted wardrobes with sliding doors and mirror panelling, wood effect laminate flooring, radiator, door to en suite shower room.

En Suite Shower Room 7'8 x 6'2

With UPVC frosted double glazed window, fully tiled quadrant shower cubicle with Triton electric shower and extractor fan over, pedestal wash hand basin with mixer tap and tiled splashback, WC, tiled floor, chrome effect heated towel rail.

Bedroom 16'11 x 11'

With UPVC double glazed window looking onto garden, large built-in store cupboard, wood effect laminate flooring, coved ceiling, radiator.

Bedroom 15'5 x 11'8

With UPVC double glazed window looking onto garden, large built-in store cupboard, range of fitted mirrored wardrobes to one wall, wood effect laminate flooring, coved ceiling, radiator.

Bathroom 8'2 x 6'5

With UPVC frosted double glazed window, corner bath with Triton electric shower and folding shower screen over, pedestal wash hand basin, WC, extractor fan, part-tiled walls, tiled floor, chrome effect heated towel rail.

Living Room 18'8 x 11'2

With large UPVC double glazed window and sliding door opening to patio and garden, high level UPVC double glazed window, wood effect laminate flooring, coved ceiling, radiator, door to bedroom.

Bedroom 11'10 x 8'3

With UPVC double glazed window looking onto



garden, fitted wood effect wardrobe with central mirrored doors, wood effect laminate flooring, coved ceiling, electric radiator.

Outside:

The property is approached via a spacious driveway with off-road parking for numerous cars and space for a caravan or motorhome if required. There is a carport area to the side of the bungalow with access to the attached garage. The property enjoys wraparound gardens, mostly laid to lawn and with shrub borders and trees, enjoying far-reaching countryside views to the rear. There are four garden sheds, water butts, an outside tap, and a feature large paved patio area with outdoor lighting and access to the garage and workshop.

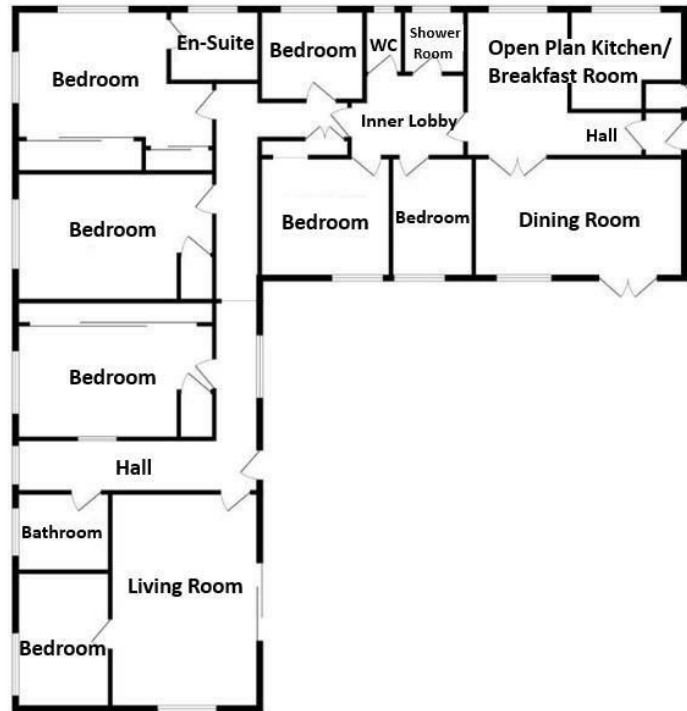
Garage 16'8 x 8'9

With up and over door, side door opening to patio and rear garden, power and light.


Workshop 12'11 x 7'10

With door to patio and rear garden, power and light.





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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 	

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.