



## Walner Gardens New Romney TN28 8HZ

- Modern Detached Family Home
  - Built In 2008
- Spacious Living/Dining Room With Log Burner
  - Downstairs Shower Room
  - Rear Garden & Paved Terrace
- High Quality Finish Throughout
- Three Double Bedrooms & Study
- Large Kitchen/Breakfast Room
  - Luxury Family Bathroom
- Gated Driveway With Ample Parking Space

**Asking Price £460,000 Freehold**





Mapps Estates are delighted to bring to the market this immaculately presented and well-appointed three/four bedroom family home set in a cul de sac location conveniently within walking distance of the town centre and local amenities. This substantial property was built c.2008 to the current owner's exacting standards and has been finished to an exceptional quality throughout. The ground floor accommodation comprises an impressive reception hall with an oak staircase, a spacious living/dining room with a log burner, a large kitchen/breakfast room with a separate lounge area, a generous study which could easily serve as a fourth bedroom if required, and a modern shower room. Upstairs you will find three double bedrooms and a luxury family bathroom with a bath and a large separate shower cubicle. The property also enjoys a rear garden, a brick block paved side terrace and a gated driveway providing ample off-road parking space. An early viewing of this unique family home comes highly recommended.

Located on the outskirts of 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 beach also only a short drive away; the popular Romney, Hythe & Dymchurch light railway also has a station in the town. 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 a pitched roof canopy over, wall light to both sides, UPVC front door with inset double glazed panels and frosted headed window to side, opening to reception hall.

### Reception Hall 11'9 x 9'6

With feature oak staircase to first floor, understairs store cupboard, recessed downlighters, tiled floor, coved ceiling, two wall lights, heating thermostat, radiator, recently-fitted glazed double doors to lounge/diner and doors to shower room and study.

### Study 10'11 x 9'1

A versatile room which could be used as a home office or fourth bedroom if required, with front aspect UPVC leaded double glazed window, consumer unit, coved ceiling, recessed downlighters, radiator.

### Shower Room 8'8 x 3'9

With UPVC frosted double glazed window, good-sized shower cubicle with Aqualisa shower and sliding screen, wash hand basin with mixer tap over and wood effect store cabinet under, WC, extractor fan, recessed downlighters, combination radiator/towel rail, fully tiled walls and floor,

### Living/Dining Room 25'8 x 12'8

With side aspect UPVC leaded double glazed window to both sides of the chimney breast, recessed log burner set onto tiled hearth with wooden mantel over, coved ceiling, recessed downlighters, tiled floor, four wall lights, two radiators, dining area with side aspect UPVC leaded double glazed windows and French doors opening to terrace, open double doorway through to kitchen.



### **Kitchen/Breakfast Room 25'8 x 10'6**

A luxury fitted kitchen with granite worktops, breakfast bar and matching upstands, concealed downlighters over, inset stainless steel one and a half bowl sink with mixer tap over and integral drainer to worktop and downlighters over, range of matt grey store cupboards and drawers, pull-out shelved larder cupboard, five ring gas hob with extractor canopy over, fitted high level Neff electric oven with matching microwave over, space and plumbing for American style fridge/freezer, space and plumbing for washing machine, integrated dishwasher, wine rack, coved ceiling, recessed downlighters, tiled floor and skirting, vertical radiator, rear and side aspect UPVC leaded double glazed windows, UPVC frosted and leaded double glazed back door, seating area with rear aspect UPVC leaded double glazed French doors opening to garden.

### **First Floor:**

### **Landing**

With front aspect UPVC leaded double glazed window, loft hatch and fitted loft ladder, coved ceiling, recessed downlighters, doors to bedrooms and bathroom.

### **Bedroom 13' x 12'7**

With rear aspect UPVC leaded double glazed window, two bedside wall light points, coved ceiling, recessed downlighters, radiator.

### **Bedroom 12'4 x 11'7**

With rear aspect UPVC leaded double glazed window, large fitted wardrobe, coved ceiling, recessed downlighters, radiator.

### **Bedroom 10'1 x 10'1**

With front aspect UPVC leaded double glazed window, coved ceiling, recessed downlighters, radiator.

### **Family Bathroom 11'5 x 7'9**

With UPVC frosted and leaded double glazed



window, 'Jacuzzi' style bath with tiled surround, central mixer tap and wall-mounted shower attachment, large shower cubicle with Aqualisa shower, wash hand basin with mixer tap over, wood effect drawer under and matching wall-mounted store cabinet to side, mirror with shelf and inset lighting over, WC, recessed airing cupboard with wall-mounted Worcester Bosch gas-fired combination boiler and fitted shelving, fully tiled walls. extractor fan, coved ceiling, recessed downlighters, vertical radiator.

### Outside:

The property has a double five-bar gated driveway, laid to brick block paving providing ample off-road parking space. There is a side gate to one side, and a picket fence and gate to the other opening to a paved terrace with outdoor wall lights and attractively planted shrub borders. From here you can access the rear garden which has been laid to lawn, with outdoor wall lights and a large garden shed set onto a concrete base with power and light. A brick block paved pathway runs along the

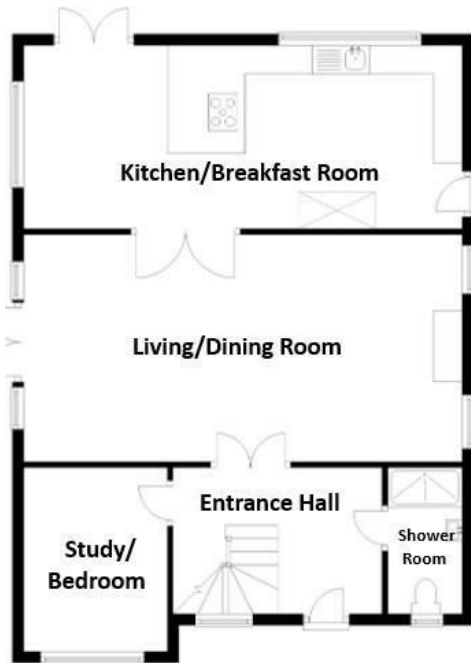
side of the property with access to the back door via a gently sloping ramp, an outside tap and wall light by the back door.





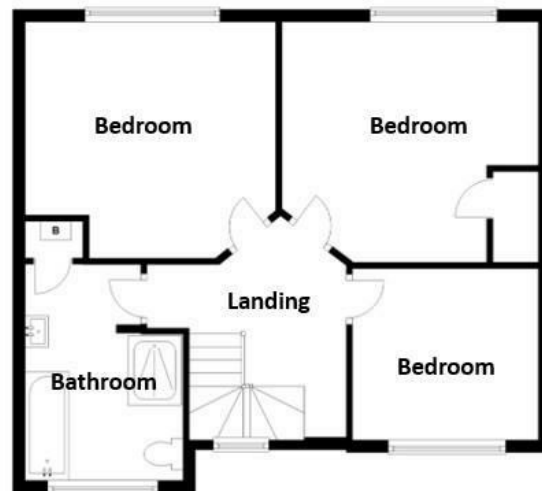
**Ground Floor**

Approx. 78.4 sq. metres (843.4 sq. feet)



**First Floor**

Approx. 56.1 sq. metres (603.9 sq. feet)



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>76</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.