



## The Green

Burmarsh Romney Marsh TN29 0JL

- End Terrace Family Home
- Large Living Room With Log Burner
  - Modern Fitted Kitchen
  - Three Bedrooms
- Garage & Off-Road Parking
- Spacious & Versatile Accommodation
  - Dining Room With Log Burner
  - Large Family Room To Rear
- Family Bathroom & Downstairs WC
  - Large Rear Garden

**Asking Price £325,000 Freehold**





Mapps Estates are pleased to bring to the market this well presented three/four bedroom end terrace family home located in the rural village of Burmarsh. The ground floor accommodation comprises a front porch and entrance hall, a dining room with a log burner (this could also serve as a home office or fourth bedroom if required), a modern fitted kitchen with integrated appliances, a spacious living room also with a log burner, a cloakroom, and a large, versatile family room to the rear. Upstairs you will find the three bedrooms, all with built-in wardrobes, and a modern family bathroom. The property boast off-road parking for up to three cars, a garage, and a large, well-tended family garden to the rear. An early viewing of this deceptively spacious family home comes highly recommended.

Located in the rural village of Burmarsh with its church and The Shepherd & Crook Inn, and within a short drive of the coastal village of Dymchurch, which enjoys sandy beaches and 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 picturesque Cinque Port town of Hythe is only a short drive away and offers a wider range of shopping facilities as well as Waitrose and Sainsbury's supermarkets; the Royal Military Canal also runs through the town. 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) stations.

**Ground Floor:**

**Front Entrance**

With pitched roof over canopy, composite front door with inset frosted double glazed panels, opening to entrance porch.

**Entrance Porch**

With tiled floor, UPVC frosted double glazed windows, internal UPVC frosted double glazed door opening to entrance hall.

**Entrance Hall**

With rear aspect UPVC double glazed window looking onto garden, stairs to first floor with understairs storage space, wood effect LVT flooring, dado rail, wood panelled ceiling, open doorway through to kitchen, door to dining room.

**Dining Room 10'6 x 10'5**

A versatile room which could serve as a dining room, home office or a fourth bedroom, with front aspect UPVC double glazed window, fireplace with fitted cast iron log burner, fitted shelves to chimney breast recesses, wood effect LVT flooring, coved ceiling and ceiling rose, dado rail with wood panel effect below.

**Kitchen 13'11 x 7'2**

With rear aspect UPVC double glazed window and door opening to family room, range of cream Shaker style store cupboards and drawers, pull-out shelved larder cupboard, fitted solid oak worktops with splashbacks over, matching wall-mounted oak shelves, ceramic Butler sink with mixer tap over, Samsung four ring induction hob, fitted Smart AI Samsung Dual Cook flex & single oven with air fryer and microwave combi, integrated fridge/freezer and dishwasher, cupboard housing electric meter and consumer unit, extractor fan, wood effect LVT flooring, door to living room.

**Living Room 13'11 x 11'10**

With front aspect UPVC double glazed window, recessed cast iron log burner with wood effect mantel over.

### **Open Plan Family Room 18'6 x 12'7 (max points)**

A large and versatile open plan family room with an insulated fibreglass roof, UPVC double glazed windows and French doors opening to the rear garden, part-tiled floor, utility area with fitted wood effect worktop and bar with space and plumbing for washing machine and tumble dryer under, wall-mounted store cupboard over, lounge/dining area, recessed downlighters, storage area with wood effect laminate flooring and range of fitted store cupboards and drawers, door to cloakroom.

### **Cloakroom**

With frosted window, WC, tiled floor, storage space, power and light.

### **First Floor:**

### **Landing**

With rear aspect UPVC double glazed window looking onto garden, loft hatch with fitted loft ladder, dado rail, built-in airing cupboard housing hot water cylinder with fitted shelving over, wood panelled ceiling.

### **Bedroom 13'11 x 11'9**

With front aspect UPVC double glazed window, built-in wardrobe with hanging rail and store cupboard over, dado rail with wood panelled effect below, coved ceiling.

### **Bedroom 10'6 x 10'6**

With front aspect UPVC double glazed window, built-in wardrobe with hanging rail and store cupboard over, dado rail coved ceiling.

### **Bedroom 9'3 x 7'10**

With rear aspect UPVC double glazed window looking onto garden, dado and picture rails, built-in wardrobe with hanging rail, fitted shelving and store cupboard over, coved ceiling.

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

With UPVC frosted double glazed window, panelled bath with shower and shower screen over, wash hand basin with mixer tap over and store cabinet under, WC, extractor fan, coved ceiling, chrome effect heated towel rail, part-tiled/part-aquaboard panelled walls, aquaboard panelled ceiling, wood effect LVT flooring.

### **Outside:**

To the front of the property is a driveway with off-road parking for two to three cars, a bin store, access to the garage and a side gate opening to the large rear garden. This has been mostly laid to lawn with attractive shrub borders, an outside tap and wall lights, a seating area laid to pebbles, a paved patio area, a garden shed and a water feature.


### **Garage 16'6 x 9'2**

With remote controlled roller door, UPVC double glazed window and personal door to side, power and light.



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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<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.