

Briars Road

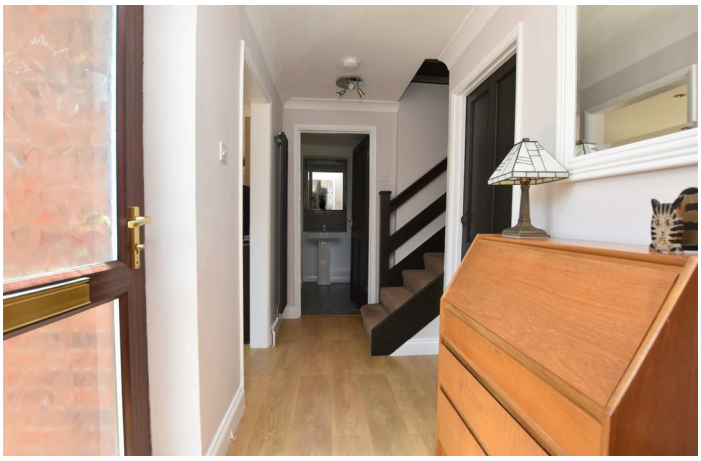
St. Marys Bay Romney Marsh TN29 0HQ

- Detached Chalet Residence
- Open Plan Living Space
- Dining Area & Modern Fitted kitchen
- Well-Tended Wraparound Gardens
- Large Gated Driveway
- Three Double Bedrooms
- Spacious Lounge With Log Burner
- Bathroom & Separate WC
- Attractive Waterway To Rear
- Outbuilding With Workshop & Gym

Asking Price £450,000 Freehold













Mapps Estates are pleased to bring to the market this immaculately presented three bedroom detached chalet residence located on a private road, set on a generous plot enjoying beautiful wraparound gardens and looking onto a peaceful waterway to the rear. The well-proportioned accommodation to the ground floor comprises an entrance hall, a spacious lounge with a log burner and French doors opening to the garden, a dining area and open plan modern fitted kitchen, a double bedroom, bathroom and separate cloakroom, with two further double bedrooms to the first floor. The property also boasts a large gated driveway providing ample off-road parking space for multiple cars or a caravan/motorhome if required, as well as a large outbuilding comprising of a separate workshop and gym which could also serve as a home office. An early viewing comes highly recommended.

Located only a short walk from the beach. and within easy walking distance to a bus stop. The village of St. Marys Bay is also within walking distance which has a small selection of shops and an active village hall. In the nearby Cinque Port town of New Romney, you will find a selection of independent shops, restaurants and amenities as well as a Sainsbury's store; the delightful Romney, Hythe and Dymchurch light railway also has a station in the town. Primary schools are available in New Romney, Dymchurch and Greatstone, secondary schooling in both New Romney and Saltwood, with boys' and girls' grammar schools available in Folkestone. 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 available from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading east along the coast you will find the towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway.

Ground Floor:

Front Entrance
With UPVC front door with inset frosted double glazed panels, opening to entrance hall.

Entrance Hall 10'7 x 4'7
With stairs to first floor, wood effect laminate flooring, coved ceiling, vertical radiator, doors to bedroom, cloakroom and bathroom, open doorway through to lounge.

Lounge 17'6 x 11'10
With dual aspect UPVC double glazed windows, side aspect UPVC double glazed window and sliding door opening to terrace and garden, recessed log burner set onto slate effect hearth with mantel shelf over, wood effect laminate flooring, coved ceiling, recessed downlighters, opening through to kitchen and dining area.

Dining Area 9'6 x 5'7
With rear aspect UPVC double glazed window looking onto garden, wood effect laminate flooring, radiator, solid wood breakfast bar looking through to kitchen.

Kitchen 13'6 (max) x 9'3
With dual aspect UPVC double glazed windows looking onto garden and waterway, fitted solid oak worktops with tiled splashback, ceramic butler sink with mixer tap over, range of fitted cream gloss finish store cupboards and drawers, AEG induction hob with extractor canopy over and electric oven under, integrated fridge/freezer, space and plumbing for washing machine, wine racks, recessed downlighters, tiled floor.

Bedroom 10'10 x 10'4 (max points)
With dual aspect UPVC double glazed windows, coved ceiling, wood effect laminate flooring, radiator.

Bathroom 10'10 x 6'7 (max points)
With UPVC frosted double glazed window, pedestal wash hand basin with mixer tap and tiled splashback, shower bath with mixer tap, shower screen and Mira electric shower over, WC, recessed shelving, recessed downlighters, part-tiled walls, tiled floor, chrome effect heated towel rail.









Cloakroom
With UPVC frosted double glazed window, WC with over-cistern wash hand basin and mixer tap, wooden shelf and store cabinet to side.

First Floor:

Landing
With rear aspect UPVC double glazed window to half-landing looking onto garden and waterway, shelved panel access to eaves storage space, loft hatch, doors to bedrooms.

Bedroom 18'7 (max) x 11'10
With multi-aspect UPVC double glazed windows looking onto garden, decorative ceiling timbers, built-in cupboard housing wall-mounted gas-fired combination boiler, radiator.

Bedroom 10'11 x 10'9
With dual aspect UPVC double glazed windows looking onto garden and waterway, consumer unit, recessed shelved store cupboard, radiator.

Outside:
Five bar gates open onto a large driveway laid to pea shingle and providing off-road parking for at least seven cars or a motorhome/caravan if required. There is a two room outbuilding and greenhouse, a side gate, paved pathway to the front entrance, the driveway opening directly through to the wraparound garden. This has been mostly laid to lawn and is bordered to one side by an attractive waterway. There are two garden sheds, an outside tap and power point, and water butts. The main rear garden has been bordered by a picket fence, laid to lawn with flower and shrub borders. a large terrace to the side of the property has been laid to decking, with a covered seating area, summerhouse, raised beds and power points.

Outbuilding:
Comprising two separate rooms:

Workshop 9'3 x 8'7 with wooden door, UPVC



double glazed window, consumer unit, power points.

Gym/Home Office 9'11 x 8'6 with UPVC double glazed window and French doors, recessed downlighters, power and light.







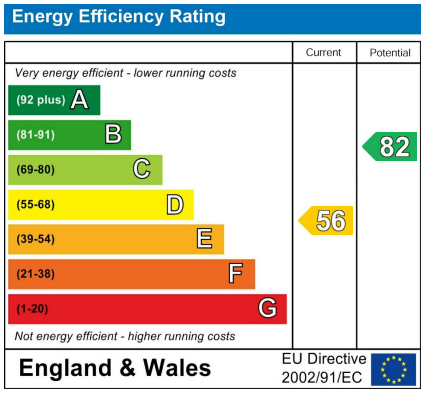












Local Authority Folkestone & Hythe District Council
Council Tax Band C
EPC Rating D

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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.