



Tartane Lane

Dymchurch Romney Marsh TN29 0LJ

- End Of Terrace House
- Immaculately Presented Throughout
- Spacious Living Room
- Bathroom With Freestanding Bath & Shower
- Ample Off Road Parking
- Three Bedrooms
- Impressive Reception Hall
- Open Plan Kitchen/Diner
- Attractive Front & Rear Gardens
- Short Walk To Beach

Asking Price £360,000 Freehold





Mapps Estates are delighted to bring to the market this immaculately presented three bedroom end terrace family home conveniently located within walking distance of the village and beach. The spacious and well proportioned accommodation comprises an impressive reception hall, a large living room with patio door opening to the rear garden, an open plan kitchen/diner also with French doors opening to the rear garden, three good-sized bedrooms and a luxury family bathroom with a rolltop bath and large walk-in shower cubicle. The property enjoys an attractive and low-maintenance rear garden which has been mostly laid to granite paving, while to the front is a well-tended traditional garden and a brick block paved driveway with off-road parking for up to three cars. An early viewing of this desirable family home comes highly recommended.

Located on this popular residential development within easy walking distance of Dymchurch's sandy beaches and amenities. 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) stations.

Ground Floor:

Front Entrance

With concealed LED downlighting over, composite front door with leaded-effect frosted double glazed panels, opening to reception hall.

Reception Hall 8'8 x 7'11

With an impressive staircase leading to a galleried landing, understairs store cupboard, large walk-in store cupboard with UPVC frosted double glazed window and wall-mounted Worcester Bosch 'Greenstar' gas-fired boiler, coved ceiling, Karndean tile effect flooring, radiator, door to living room.

Living Room 14'8 x 12'8

With large rear aspect UPVC double glazed window and sliding door opening to garden, recessed downlighters, coved ceiling, radiator, large open doorway leading through to kitchen/diner.

Open Plan Kitchen/Diner 20'4 x 8'4

Comprising a modern fitted kitchen with a range of white gloss finish store cupboards and drawers, square edged composite worktops and splashbacks with concealed downlighting over, inset one and a half bowl resin sink/drainer with mixer tap over, front aspect UPVC double glazed window looking onto garden, five ring ceramic hob with extractor over, fitted high level double electric oven, integrated undercounter fridge, cupboard with space and plumbing for washing machine, recessed downlighters, plinth lighting, Kardean tile effect flooring, opening through to dining area with coved ceiling, Kardean tile effect flooring, radiator, rear aspect UPVC double glazed French doors opening to garden.

First Floor:

Landing

With front aspect UPVC double glazed window over staircase, loft hatch and fitted loft ladder, doors to bedrooms and bathroom.

Bedroom 11'7 x 11'5 (max)

With rear aspect UPVC double glazed window looking onto garden, fitted floor to ceiling wardrobes to one wall with mirrored sliding doors, coved ceiling, radiator.

Bedroom 11'5 x 9'2

With rear aspect UPVC double glazed window looking onto garden, recessed built-in wardrobe with hanging rail and fitted shelving, wood effect laminate flooring, coved ceiling, radiator.

Bedroom 10'11 x 8'4 (max points)

With front aspect UPVC double glazed window looking onto garden, fitted wardrobe and matching wall-mounted store cupboards, wood effect laminate flooring, coved ceiling, radiator.

Family Bathroom 10'9 x 8'3

With UPVC frosted double glazed window, freestanding rolltop bath with floor-mounted mixer tap and shower attachment, large walk-in shower cubicle with rainfall shower and separate hand-held shower attachment, fitted vanity unit comprising wash hand basin with mixer tap over set into shelf with white gloss finish store cabinets and drawers under, WC with concealed cistern to side, fitted bathroom mirror, recessed downlighters, built-in airing cupboard housing hot water cylinder with fitted shelving over, Kardean tile effect flooring, fully tiled walls, chrome effect heated towel rail.

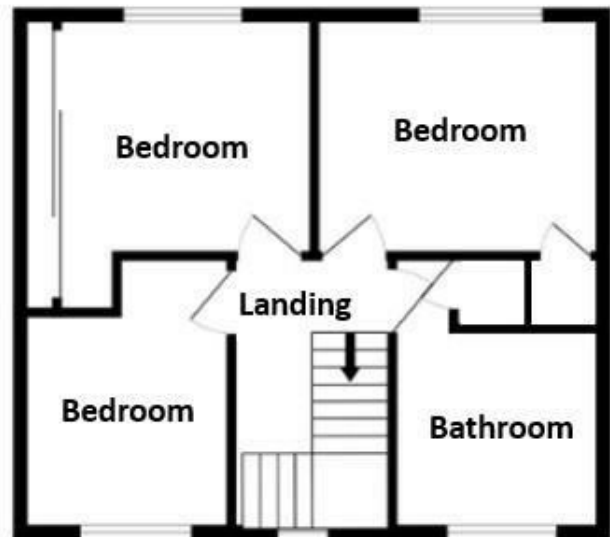
Outside:

The property is set well back from the road by a walled, well-tended front garden, mainly laid to lawn with attractively planted shrub borders, and a brick block paved driveway providing off-road parking for up to three cars. The low-maintenance rear garden has been laid mostly to granite paving, with a decked terrace by the French doors, a large, paved sun terrace, space for a hot tub, shrub borders, a water butt, outdoor power points and a wall light. An additional area to the rear has also been laid to granite paving and has a useful garden shed with sliding doors, and a back gate opening to a communal parking area to the rear.





Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		70	
(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	

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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.