



Shakespeare Crescent

New Romney TN28 8QF

- Semi-Detached Home Built In 2023
 - Two Double Bedrooms
- Kitchen With Integrated Appliances
 - Low Maintenance Rear Garden
 - Two Allocated Parking Spaces
- Underfloor Heating To Ground Floor
 - Open Plan Lounge/Diner
- Luxury Bathroom With Bath & Shower
- Remainder Of Ten Year NHBC Warranty
 - Short Onward Chain

Asking Price £260,000 Freehold





Mapps Estates are delighted to bring to the market this immaculately presented modern two bedroom semi-detached residence on a Pentland Homes development conveniently located within walking distance of the high street and local amenities. Built in 2023, the property also benefits from the remainder of a ten year NHBC warranty. The accommodation comprises a reception hall, a cloakroom, a fitted kitchen with integrated appliances, an open plan lounge/diner, two double bedrooms and a luxury bathroom with a bath and separate shower cubicle. The property also enjoys a low maintenance rear garden and two allocated parking spaces. Being sold with a short, established onward chain, an early viewing comes highly recommended.

Located on this modern Pentland Homes development 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 flat roof canopy over, outdoor sensor-activated wall light, composite front door with inset frosted double glazed panel, opening to reception hall.

Reception Hall 8'10 x 6'11 (max points)

With stairs to first floor, fitted shelved store cupboard housing consumer unit, heating thermostat, wood effect LVT flooring, doors to kitchen and cloakroom.

Cloakroom

With contemporary design wash hand basin set onto shelf with mixer tap and tiled splashback over, WC with concealed cistern and shelf over, recessed downlighters, extractor fan, wood effect LVT flooring.

Kitchen 13'6 x 8'3 (max)

With front aspect UPVC double glazed window, range of matt grey finish store cupboards and drawers, square edged worktops with matching upstands, inset stainless steel one and a half bowl sink/drainage with mixer tap over, four ring Neff gas hob with extractor fan over, fitted high level Neff electric oven, integrated Bosch fridge/freezer, integrated dishwasher and washing machine, cupboard housing Worcester Bosch gas-fired combination boiler, fitted shelf, wood effect LVT flooring, opening through to lounge/diner.

Lounge/Diner 14'1 (max) x 13'8

With side and rear aspect UPVC double glazed windows, rear aspect UPVC double glazed French doors opening to garden, underfloor heating thermostat, understairs store cupboard with space for tumble dryer and heating control panel, wood effect LVT flooring.

First Floor:

Landing

With loft hatch, built-in store cupboard, radiator, doors to bedrooms and bathroom.

Bedroom 13'7 x 11'7 (max points)

With two front aspect UPVC double glazed windows, fitted floor to ceiling double wardrobe with sliding doors, radiator.

Bedroom 13'8 x 8'4

With two rear aspect UPVC double glazed windows looking onto garden, recently-installed range of bespoke Sharps fitted wardrobes and drawers to one wall, radiator.

Bathroom 8'4 x 5'7

With UPVC frosted double glazed window, panelled bath with pull-out shower attachment, fully tiled shower cubicle with rainfall shower and separate hand-held shower attachment, WC with concealed cistern and shelf over, wash hand basin set onto shelf with mixer tap over and drawer under, shaver point, recessed downlighters, extractor fan, part-tiled walls, tiled floor, chrome effect heated towel rail.

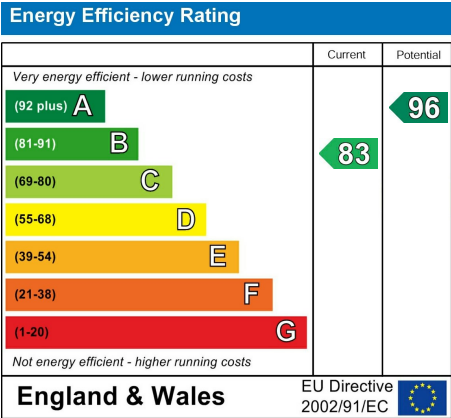
Outside:

The property enjoys a low maintenance rear garden which has been recently re-laid to paving, with gravel borders and brick block paved edging. There is an outdoor wall light and tap, and a side gate opening to the two allocated parking spaces.

Estate Management Fee:

We have been advised by the owner that the current estate management fee is £270.00 per annum.





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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.