



Queensway

Dymchurch TN29 0NB

- Impressive Semi-Detached Chalet Bungalow
 - Extensively Refurbished In Recent Years
 - Generous Lounge With Media Wall
 - Downstairs Bedroom & Shower Room
 - Attractively Landscaped Front & Rear Gardens
- Far-Reaching Countryside View To The Rear
 - Modern Fitted Kitchen & Utility Room
 - Separate Dining Room With Bi-Fold Doors
- Three Upstairs Bedrooms & Family Bathroom
 - Garage & Brick Block Paved Driveway

Asking Price £495,000 Freehold





Mapps Estates are delighted to bring to the market this immaculately presented and extensively refurbished four bedroom chalet style bungalow residence on the ever-popular private Sands Estate, set on a generous plot enjoying a far-reaching countryside view to the rear and within walking distance of the seafront and village of Dymchurch. The current owners have had numerous high quality improvements carried out over the past few years, including the installation of a contemporary kitchen, shower room and family bathroom, a media wall to the spacious living room, bi-fold doors to the dining room opening onto the patio, fitted wardrobes to the downstairs bedroom, and have also has the rear garden relandscaped. The ground floor accommodation comprises a welcoming reception hall, a large living room, a separate dining room, a modern fitted kitchen and matching utility room, a shower room and a double bedroom, with three further bedrooms to the first floor as well as a beautiful family bathroom with a feature rolltop bath. The property is complemented by attractive front and rear gardens with an insulated timber summerhouse in the rear garden, and also boasts a generous brick block paved driveway and garage. An early viewing of this desirable home comes highly recommended.

Located on the ever-popular private Sands Estate to the eastern side of Dymchurch and within walking distance of its sandy beaches. 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).

Ground Floor:

Front Entrance Porch

A recessed front porch with tiled walls and floor, light over, wood effect composite front door with frosted and leaded double glazed panel and UPVC frosted double glazed window to side, opening to reception hall.

Reception Hall 20' x 11'9 (max points)

With stairs to first floor and rear aspect UPVC double glazed window looking onto garden and with countryside view, understairs store cupboard, wood effect LVT flooring, coved ceiling, 'Hive' thermostat, radiator.

Living Room 19'6 x 17'1

With large front aspect UPVC double glazed windows and central tilt & turn window opening to front garden, side aspect bay window with UPVC double glazed windows, bespoke media wall with recessed shelves with LED lighting over, recess for wall-mounted TV with feature remote controlled flame effect electric fire under, coved ceiling, two radiators.

Dining Room 14'9 x 9'11

With rear aspect double glazed bi-fold doors opening to patio and garden and enjoying a countryside view, recessed built-in store cupboard, coved ceiling, radiator.

Kitchen 11'2 x 10'10

With rear aspect UPVC double glazed window looking onto garden and with countryside view, contemporary fitted kitchen comprising a range of white and dove grey gloss finish store cupboards and drawers, matching larder cupboard with fitted drawers, quartz effect composite worktops and splashbacks, inset ceramic sink with mixer tap over and integral drainer to worktop, four ring Elica induction hob with integral extractor, fitted high level matching Hotpoint microwave and electric oven, integrated Hotpoint dishwasher, recessed downlighters, wood effect LVT flooring, double width opening through to utility room.



Utility Room 16'5 x 4'10

With front and side aspect UPVC double glazed windows, UPVC frosted double glazed back door opening to rear garden, fitted doormat, high and low level white gloss finish fitted store cupboard, quartz effect composite worktop and splashback, inset ceramic sink/drain with mixer tap over, space and plumbing for washing machine, space for larder fridge and freezer, wood effect LVT flooring, recessed downlighters, radiator.

Bedroom 14' x 11'11

With front aspect UPVC double glazed tilt & turn windows looking onto garden, range of floor to ceiling fitted wardrobes to one wall with mirrored sliding doors, coved ceiling, radiator.

Shower Room 7'9 x 5'6

With two UPVC frosted double glazed windows, walk-in shower enclosure with rainfall shower and separate hand-held shower attachment, extractor fan over, wash hand basin with mixer

tap over and white gloss finish drawers under, WC, wall-mounted mirror with integral lighting, fully tiled walls and floor,

First Floor:

Landing

With loft hatch, double airing cupboard with fitted shelving and electric tubular heater, radiator.

Bedroom 14'5 x 9'3

With front aspect UPVC double glazed tilt & turn dormer window looking onto front garden, radiator.

Bedroom 10'3 x 9'11

With rear aspect UPVC double glazed tilt & turn dormer window looking onto garden and enjoying a far-reaching countryside view, radiator.

Bedroom 10'2 x 9'2

With front aspect UPVC double glazed tilt & turn dormer window looking onto front garden,



access to large boarded eaves storage area with light, radiator.

Family Bathroom 10'6 x 6'6

With two UPVC frosted double glazed tilt & turn windows, contemporary suite comprising a freestanding rolltop bath with floor-mounted mixer tap and shower attachment, wash hand basin with mixer tap over and white gloss finish drawers and store cabinet under, WC, wall-mounted mirrored bathroom cabinet, fully tiled walls and floor, recessed downlighters, extractor fan, chrome effect heated towel rail.

Outside:

To the front of the property is a low-walled garden laid mostly to lawn with mature shrub borders laid to shingle; there is a brick block paved driveway to the side providing off-road parking for three/four cars. A brick block paved pathway leads to the front entrance and there are also double gates to the side leading through to the rear garden, This has been attractively relandscaped by the current

owners, being laid mostly to lawn and with well stocked shrub borders and a rockery. Low fencing has been erected along the rear perimeter to maximise the delightful countryside view. There is an outside tap to the side of the garage, and a paved pathway leads to the summerhouse in which to relax and admire the garden and countryside view.

Summerhouse 11'8 x 8'5

An insulated timber cabin style outbuilding with double glazed windows and double doors, fitted carpet, power and light.

Garage 17'5 x 9'4

With up and over door, floor-standing Worcester Bosch gas-fired combination boiler, fitted store cupboards and shelves, rear window and glazed panel door opening to back garden.





Total area: approx. 148.0 sq. metres (1592.9 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	82
(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.