



Church Road

New Romney TN28 8EY

- Detached Bungalow
- Set On A Large Plot
 - Fitted Kitchen
 - Large Conservatory
- Well-Tended Front & Rear Gardens
- Three Bedrooms
- Close To High Street & Amenities
 - Spacious Living Room
 - Bathroom & Separate WC
 - No Onward Chain

Asking Price £385,000 Freehold





Mapps Estates are pleased to bring to the market this well presented three bedroom detached bungalow set on a large plot conveniently within level walking distance of the high street and local amenities. The accommodation comprises a reception hall, a fitted kitchen, a spacious living/dining room, three bedrooms, a bathroom and separate cloakroom, and an impressive conservatory to the rear. The property is set in attractive and well-tended front and rear gardens, with direct access to the high street from the rear garden, and enjoys a garage and off-road parking. Being sold with the benefit of no onward chain, an early viewing comes highly recommended.

Located on a large plot within level walking distance of New Romney town centre which offers 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.

Front Entrance

A recessed front entrance with light over, UPVC frosted double glazed front door opening to reception hall.

Reception Hall

With coved ceiling, two wall lights, loft hatch with fitted loft ladder,, radiator.

Kitchen 9'8 x 8'7

With side aspect UPVC double glazed window and frosted double glazed back door, range of fitted light wood effect store cupboards and drawers, rolltop work surfaces with tiled splashbacks and concealed lighting over, inset resin sink/drainer with mixer tap over, fitted electric cooker with pull-out extractor over, space and plumbing for washing machine, integrated fridge/freezer, wall-mounted Ideal gas-fired boiler, coved ceiling, tiled floor.

Living Room 15' x 14'5

With large front aspect UPVC double glazed window looking onto garden, granite style fireplace with inset coal effect gas fire, two wall lights, coved ceiling and ceiling rose, two radiators.

Bedroom 13'7 x 10'4

With rear aspect UPVC double glazed window looking onto garden, fitted floor to ceiling double wardrobe with mirrored sliding doors, coved ceiling and ceiling rose, radiator.

Bedroom 9'11 x 6'11

With rear aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

Cloakroom

With UPVC frosted double glazed window, fully tiled walls, WC.

Bathroom 8'6 x 5'4

With UPVC frosted double glazed window, panelled bath with Mira shower over, pedestal wash hand basin, wall light/shaver point, built-in airing cupboard housing hot water cylinder with fitted shelving and heating control panel over, radiator.

Bedroom 10'1 x 9'11

With fitted floor to ceiling double wardrobe, coved ceiling and ceiling rose, two wall lights, radiator, rear aspect UPVC double glazed window and sliding door opening to conservatory.

Conservatory 15'6 x 11'2

A large conservatory with a pitched polycarbonate roof, brick base with UPVC double glazed windows

with feature leaded rose motif and French doors opening to the rear garden, ceiling fan/light, radiator.

Outside:

To the front of the property is a brick block driveway providing off-road parking for one car and access to the garage which has an outdoor wall light to the side.. The walled front garden is laid to lawn with mature shrub borders, roses, a pampas grass and trees. There is access on both side of the property leading through to the back garden, with an outside tap by the back door. The large rear garden is again laid to lawn, with a variety of mature shrub borders and trees, brick block paved pathways, water butts, a greenhouse, a garden shed and store. A back gate accesses the high street to the rear.


Garage 16'11 x 8'2

With remote controlled up and over garage door, side aspect UPVC double glazed window, consumer unit, fitted workbench and shelving, 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.