



## Willow Drive

St. Marys Bay TN29 0SX

- Semi-Detached Bungalow
  - Modern Kitchen/Diner
    - Shower Room
    - Attractive Gardens
- Well Presented Throughout
- Two Double Bedrooms
- Spacious Living Room
- Separate Utility Area
- Garage & Off-Road Parking
- Close To Amenities & Seafront

**Asking Price £325,000 Freehold**





Mapps Estates are delighted to bring to the market this well presented two bedroom semi-detached bungalow on the popular 'Trees' estate, within walking distance of local amenities and the beach. The well-proportioned accommodation comprises a spacious living room, a modern kitchen/diner, two double bedrooms and a shower room. There is also a utility area, a garage and an off-road parking space. The attractive gardens are a particular feature, the rear garden enjoying two terraces and a summerhouse. An early viewing comes highly recommended.

Located on the popular 'Tree Estate' in the coastal village of St Mary's Bay, close to local amenities and within level walking distance of the sandy beaches and bus stop if required. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with a Public House, the Levin Club and an active village hall. The Cinque Port town of New Romney is approximately five minutes away by car and offers further shopping facilities and amenities including a Sainsbury's store; the nearby village of Dymchurch also offers a small selection of shops together with a Tesco mini store. The larger Cinque Port town of Hythe is approximately fifteen minutes away by car and offers a far greater selection of independent shops together with Sainsbury's, Aldi and Waitrose stores. The historic Royal Military Canal also runs through the centre of the town and Hythe enjoys an unspoilt seafront promenade. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

**Front Porch 3'11 x 2'6**

With UPVC leaded double glazed front door and windows to sides, wood effect tiled floor, internal UPVC frosted leaded double glazed door to entrance lobby.

**Entrance Lobby 3'11 x 2'11**

With built-in cloaks cupboard with gas meter and fitted shelf, coved ceiling, wood effect tiled floor, door to living room.

**Living Room 19'6 x 10'7**

With large front aspect UPVC double glazed window looking onto garden, wood effect laminate flooring, coved ceiling, two radiators, door to inner hallway.

**Inner Hallway 5'7 x 3'8**

With loft hatch and fitted loft ladder, wall light, coved ceiling, wood effect laminate flooring, doors to bedrooms, shower room and kitchen/diner.

**Bedroom 11'5 x 10'10**

With rear aspect UPVC double glazed window looking onto garden, wood effect laminate flooring, coved ceiling, radiator.

### **Bedroom 10'8 x 8'4**

With rear aspect UPVC double glazed window looking onto garden, wood effect laminate flooring, coved ceiling, radiator.

### **Shower Room 6'10 x 5'6**

With UPVC frosted double glazed window, large shower cubicle with sliding screen, fitted vanity unit comprising wash hand basin with mixer tap over and store cabinet under, WC to side with concealed cistern and shelf over, extractor fan, fully tiled walls, tiled floor, radiator.

### **Kitchen/Diner 18'5 x 10'11 (max points)**

Comprising:

#### **Kitchen 11'8 x 10'10**

With front aspect UPVC double glazed window looking onto garden, range of fitted cream Shaker style store cupboards and drawers, square edge worktops with tiled splashbacks, inset one and a half bowl stainless steel sink/drainer with mixer tap over, wine rack, integrated undercounter fridge, space and plumbing for washing machine, four ring ceramic hob with extractor canopy over and twin electric ovens under, wall-mounted Worcester Bosch gas fired combination boiler, tiled floor, opening to dining room area.

#### **Dining Room Area 10'11 x 6'5**

With tiled floor, electric radiator, coved ceiling, UPVC double glazed back door.

### **Covered Utility Area**

An enclosed outside space with a recently fitted roof over, door to front opening to front garden and driveway, three wall lights, outdoor tap, Utility Area with fitted rolltop work surfaces, store cupboards and drawers, space for tumble dryer, rear aspect leaded double glazed window and back door to garden.

### **Outside:**

To the front of the property is a low-walled garden, laid to lawn with rose beds and pebbled borders. There is outdoor lighting and a parking space for one car in front of the garage. The rear garden is again laid mostly to lawn, with attractive well-stocked borders, a summerhouse (9'8 x 5'9), a paved terrace with a pergola over, and a further terrace to the back corner laid to sandstone paving. There is also an outside wall light and water butts.

### **Garage 16'3 x 8'4**

With recently fitted roof, up and over door, fitted shelving, power and light, personal door to rear opening to utility area.



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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.