

Cedar Crescent

St. Marys Bay Romney Marsh TN29 0XH

- Semi-Detached Chalet Style Residence
- Spacious Living Room
- Rear Conservatory
- Modern Bathroom & Shower Room
- Off Road Parking For Three Cars
- Three Double Bedrooms
- Contemporary Fitted Kitchen
- Utility Rooms & Home Office Space
- Attractive Rear Garden & Patio
- Within Walking Distance Of Shops & Seafront

Asking Price £365,000 Freehold













Mapps Estates are delighted to bring to the market this immaculately presented three bedroom chalet style residence located on the popular 'Tree Estate' conveniently within walking distance of local shops and the seafront. The property has been well looked after by the current owners who in recent years have had the shower room, bathroom, kitchen and conservatory refitted. The ground floor accommodation comprises a reception hall with a walk-in cloaks cupboard, a double bedroom, a modern shower room, a spacious living room, a contemporary kitchen/breakfast room, a rear conservatory, and two utility rooms, one of which could easily serve as a home office or gym. Upstairs you will find two further double bedrooms and a modern family bathroom. The property also boasts a brick block paved driveway providing off-road parking for up to three cars, and an attractive garden and patio to the rear. An early viewing of this desirable, well-appointed home 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 sand and pebble beaches. A regular bus service operates between Folkestone and Rye, with a convenient local bus stop nearby. The village itself offers a small selection of local shops, post office, Chinese takeaway and a fish & chip shop together with an active village hall. The Cinque Port town of New Romney is approximately five minutes away by car and offers further shopping facilities including a Sainsbury's store, as well as a variety of pubs and restaurants; the nearby village of Dymchurch also offers a small selection of shops together with a Tesco mini store. Hythe, Folkestone and Dungeness are also within easy driving distance, as is Littlestone's links golf course. The M20 motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car, with high-speed rail services available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

Ground Floor:

Front Entrance
With outdoor wall light to side, UPVC front door with frosted double glazed windows to sides, opening to reception hall.

Reception Hall 10'8 x 6'1 (max points)
With large cloaks cupboard (4'2 x 2'9 with UPVC frosted double glazed window), coved ceiling, radiator.

Bedroom 11'5 x 10'1
With front aspect UPVC double glazed window, coved ceiling, radiator.

Shower Room 6'9 x 5'9
With UPVC frosted double glazed window, large fully tiled shower cubicle with sliding screen, rainfall shower and sperate hand-held shower attachment, pedestal wash hand basin with mixer tap, tiled splashback and wall light over, WC, wood effect vinyl flooring, radiator.

Living Room 18'2 x 17'8 (max points)
With large rear aspect UPVC double glazed window and door opening to patio and garden, stairs to first floor with understairs store cupboard and large UPVC frosted double glazed window over, heating thermostat, coved ceiling, two radiators, open doorway through to kitchen.

Kitchen/Breakfast Room 9'9 x 9'3
A modern fitted kitchen comprising a range of white gloss finish store cupboards and drawers, square edged worktops with tiled splashbacks, inset sink with mixer tap over, integrated fridge/freezer, fitted Beko electric range cooker with extractor canopy over, wood effect laminate flooring, breakfast bar, opening through to conservatory.

Conservatory 10'3 x 8'10
With UPVC double glazed windows and French doors opening to rear garden, pitched polycarbonate roof, three wall light points, wood effect laminate flooring, radiator, door to utility room.

Utility Room/Home Office 13'11 x 8'3
A versatile extra reception room which could serve as a home gym or office, utility area with fitted wood effect worktop with tiled splashback, inset stainless steel sink with mixer tap over, range of fitted store cupboards, floor-standing Worcester Bosch gas-fired combination boiler, space and plumbing for dishwasher and washing machine, large front aspect UPVC double glazed window and sliding door opening to driveway, door to rear utility room.

Utility Room 8' x 5'8
With rear aspect UPVC double glazed window and frosted back door opening to rear garden, fitted wood effect worktops, fitted store cupboards, space for tumble dryer and undercounter fridge, wood effect vinyl flooring.

First Floor:

Landing
With access to eaves storage space over stairs, built-in shelved linen cupboard, loft hatch with fitted loft ladder, doors to bedrooms and bathroom.

Bedroom 13'1 x 11'4
With front aspect UPVC double glazed dormer window, coved ceiling, radiator.

Bedroom 11'6 x 11'6
With rear aspect UPVC double glazed dormer window looking onto garden, built-in shelved store cupboard, coved ceiling, radiator.

Family Bathroom 7'8 x 5'10
With UPVC frosted double glazed window, panelled bath with mixer tap and hand-held shower attachment over, pedestal wash hand basin with mixer tap over, WC, part-tiled walls, vinyl flooring, radiator.

Outside:
To the front of the property is a brick block driveway providing off-road parking for up to three cars and an outside tap. There is a low wall to the front, and an area laid to slate chippings. The rear garden is mostly laid to lawn, with a patio, pathway and seating terrace all laid to brick block paving. There is also an outside tap and a garden shed (9'6 x 5'6 with power and light).



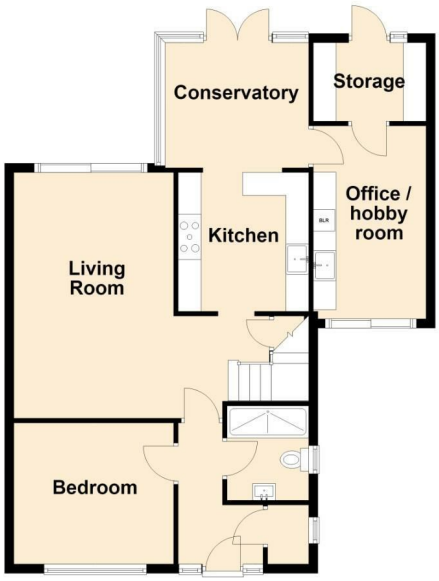
Local Authority Folkestone & Hythe District Council
Council Tax Band C
EPC Rating C





Ground Floor

Approx. 79.8 sq. metres (859.2 sq. feet)

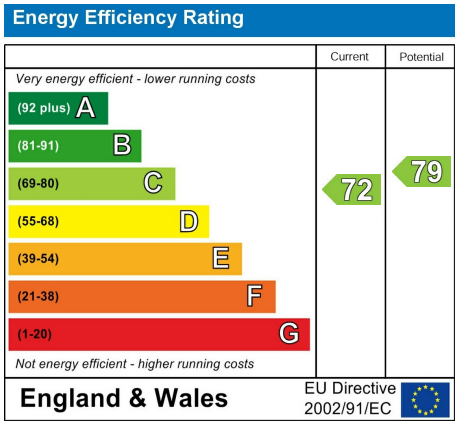


First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Total area: approx. 117.6 sq. metres (1265.9 sq. feet)



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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.