

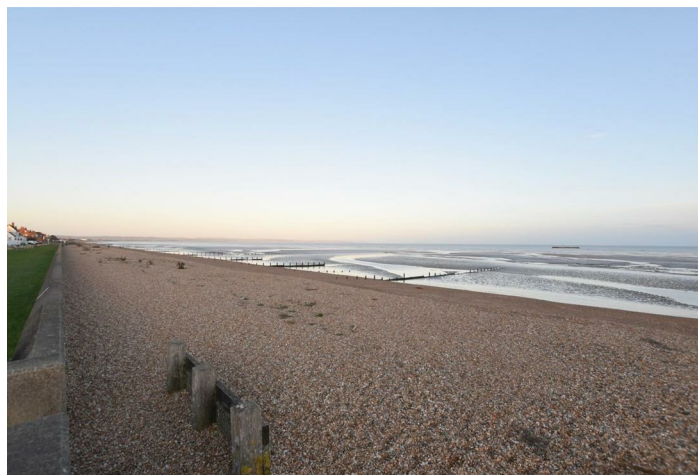


## Madeira Road

Littlestone New Romney TN28 8QT

- Impressive Detached Family Home
- Four Double Bedrooms With Sea Views
- Large Living Room & Separate Dining Room
  - Fully Owned Solar Panels
  - Wraparound Gardens
- Close To Seafront & Golf Course
- Bathroom & En Suite Shower Room
- Kitchen/Breakfast Room & Separate Utility
- Detached Double Garage & Off-Road Parking
  - No Onward Chain

**Asking Price £595,000 Freehold**







Mapps Estates are delighted to bring to the market this impressive and well-appointed four bedroom detached family home located on the sought-after Madeira Road in Littlestone, within a short stroll of the seafront and level walking distance of a championship golf course. The well-proportioned accommodation comprises a large and welcoming reception hall, a cloakroom and utility room, a kitchen/breakfast room, a separate dining room, and a spacious living room opening to a conservatory, while upstairs you will find the dual aspect master bedroom boasting fitted furniture and a modern en suite shower room, three further double bedrooms and a family bathroom, with all four bedrooms enjoying sea views. In addition, the property boasts a detached double garage with remote controlled roller doors and an inspection pit, off-road parking for four cars, fully-owned solar panels, and wraparound gardens with a garden studio. Having had just one owner since it was built in the late 1980s, and being sold with the benefit of no onward chain, an early viewing of this desirable family home comes highly recommended.

Located on Littlestone's sought-after Madeira Road, a popular residential area of Littlestone, within a short walk of the green and beach and within level walking distance of Littlestone Championship golf course. In the nearby Cinque Port town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store, a public library, doctors' and dentists' surgeries. The Romney, Hythe & Dymchurch railway also has a station in the town, while Dungeness National Nature Reserve is just a short drive away. There are two local primary schools nearby and the Marsh Academy secondary school is within walking distance. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities, access to the M20 as well as high speed rail services available from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading west along the coast you will find the picturesque town of Rye, while to the east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover for access to mainland Europe.



## Ground Floor:

### Front Entrance

With a large pitched roof canopy over, UPVC frosted double glazed window and front door opening to reception hall.

### Reception Hall 22'8 x 10'2 (max points)

With fitted doormat, stairs to first floor, understairs walk-in store cupboard with light, power points and fitted shelving, coved ceiling, heating thermostat, radiator.

### Cloakroom 6' x 5'3

With UPVC frosted double glazed window, wash hand basin set into shelf with store cabinet under, WC, part-tiled walls, coved ceiling, cupboard housing consumer unit, radiator.

### Utility Room 7'5 x 6'11

With UPVC double glazed window and back door opening to patio and rear garden, fitted stainless steel sink/drainage with tiled splashback and double store cupboard under, space and plumbing for washing machine and tumble dryer, two wall-mounted store cupboards, wall-mounted Worcester Bosch 'Greenstar' gas-fired boiler, heating control panel, coved ceiling, tiled floor.

### Kitchen/Breakfast Room 11'4 x 10'7

With UPVC double glazed window looking onto garden, range of fitted wooden store cupboards and drawers, rolltop work surfaces with tiled splashbacks and concealed lighting over, inset stainless steel one and a half bowl sink/drainage with mixer tap and downlighters over, Blomberg four ring gas hob with pull-out extractor over, fitted high level Blomberg electric oven, integrated Bosch undercounter fridge, integrated Bosch dishwasher, space for breakfast table, tile effect vinyl flooring, coved ceiling, radiator, frosted glazed panel doors opening to reception hall and dining room.

### Dining Room 10'10 x 10'8

With UPVC double glazed window looking onto garden, coved ceiling, radiator, frosted glazed panel door opening to reception hall.

### Living Room 21'4 x 11'11

With UPVC double glazed window looking onto garden, brick-built fireplace with inset coal effect gas fire and quarry tiled hearth, coved ceiling, two radiators, large UPVC double glazed window and sliding door opening to conservatory.





### **Conservatory 11'5 x 10'5**

With brick base and UPVC double glazed windows over, UPVC double glazed French doors opening to patio and garden, pitched polycarbonate roof, ceiling fan/light, tiled floor.

### **First Floor:**

#### **Landing**

With UPVC frosted double glazed window, loft hatch with fitted loft ladder, built-in airing cupboard housing hot water cylinder and with fitted shelving.

#### **Bedroom 14' x 10'11**

With dual aspect UPVC double glazed windows (one having a sea view), range of matching fitted bedroom furniture comprising wardrobes, shelving, chests of drawers and a dressing table, coved ceiling, radiator, door to en suite shower room.

#### **En Suite Shower Room 11'8 x 6'10 (max)**

With UPVC frosted double glazed window, large walk-in shower enclosure, wash hand basin with mixer tap over and store cabinet and drawers under, WC, wall-mounted mirrored bathroom cabinet with integral lighting and shaver point,

coved ceiling, tiled floor and fully tiled walls, chrome effect heated towel rail.

#### **Bedroom 13'5 x 10'8**

With UPVC double glazed window and sea view, large fitted floor to ceiling double wardrobe with hanging rail and fitted shelving, coved ceiling, radiator.

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

With UPVC double glazed window and sea view, coved ceiling, radiator.

#### **Bedroom 10'3 x 9'5**

With UPVC double glazed window and view of coastline and sea, recessed built-in double wardrobe with hanging rail and shelf over, coved ceiling, radiator.

#### **Family Bathroom 7'5 x 6'11**

With UPVC frosted double glazed window, panelled bath with mixer tap, wall-mounted shower attachment and frosted shower screen over, pedestal wash hand basin with shaver point over, WC, coved ceiling, fully tiled walls, radiator.



### Outside:

The property enjoys a low-walled garden to the front and side, being laid mostly to lawn with mature shrub borders and gates to both ends of the house leading through to the rear garden. There is a generous driveway providing off-road parking for up to four cars and access to the detached double garage. The rear garden is again laid to lawn with shrub borders and evergreen hedging. To one side of the garage is a large wooden studio, and to the rear of the property is a greenhouse and good-sized garden shed. There is a crazy-paved patio by the conservatory, with a water butt, outdoor tap and wall light.

### Double Garage 19'3 x 17'7

With two remote controlled roller doors, rear window and personal door opening to rear garden, pitched roof, fitted shelving, inspection pit, power and light.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	83
(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	

### Mapps Estates Sales Office

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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.