

Tritton Gardens

Dymchurch Romney Marsh TN29 0NA

- Impressive Detached Family Home
- Four/Five Bedrooms
- Spacious Living Room
- Bathroom & En Suite Shower Room
- Brick Block Paved Driveway
- Stunning View Across The Romney Marsh
- Contemporary Fitted Kitchen/Diner
- Bespoke Orangery With Bi-Fold Doors
- Attractive Rear Garden & Patio
- Walking Distance Of Beach

Guide Price £500,000 Freehold













GUIDE PRICE £500,000 - £525,000
Mapps Estates are pleased to offer this immaculately-presented and extended, modern four/five bedroom detached family home. This well-appointed residence has undergone a programme of modernisation in recent years and enjoys stunning panoramic views of the Romney Marsh. To the ground floor, the accommodation comprises a front porch and reception hall, a large recently-installed kitchen/diner, a beautiful bespoke orangery with bi folding doors opening onto the rear patio and garden, a generous living room with potential to install a wood burner, a separate utility room, a cloakroom and in addition there is the advantage a home office/bedroom five. To the first floor there are four bedrooms, one of which boats a delightful en suite shower room, and a modern family bathroom. The beautifully landscaped rear garden enjoys uninterrupted views across the marsh, and a recently laid porcelain-tiled patio area. To the front, you will find a brick block driveway offering off-street parking. An early viewing comes highly recommended.

Located on this popular residential development to the eastern side of Dymchurch and within walking distance of Dymchurch's 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 Schooling, 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) stations.

Ground Floor:

Front Entrance Porch 4'5 x 3'4
With composite front door with inset frosted double glazed panels, dual aspect UPVC double glazed windows, internal frosted double glazed UPVC door opening to reception hall.

Reception Hall 8'6 x 7'11
With stairs to first floor, coat-hanging space, heating thermostat, wood effect laminate flooring, radiator.

Cloakroom
With UPVC frosted double glazed window, WC with concealed cistern and tiled shelf over, wash hand basin with mixer tap over and store cabinet under, wood effect laminate flooring, part-tiled walls, heated towel rail.

Living Room 17'(max) x 13'3
With large front aspect bay window with UPVC double glazed windows, side aspect high level UPVC double glazed window, feature wood panel effect to one wall, radiator, double opening through to kitchen/diner.

Open Plan Kitchen/Diner 21'8 x 9'5
With rear aspect UPVC double glazed window looking onto garden and view of Romney Marsh, modern 'Howdens' fitted kitchen comprising a comprehensive range of matt grey finish store cupboards and drawers, compact laminate worktops with tiled splashbacks and concealed downlighting over, inset one and a half bowl sink with mixer tap over and integral drainer to worktop, five ring AEG gas hob with splashback and Samsung extractor canopy over, fitted high level twin AEG electric ovens, integrated larder fridge, integrated Bosch dishwasher, large shelved understairs store cupboard, heating control panel, recessed downlighters, wood effect laminate flooring, half-glazed door opening to utility room, spacious dining area with radiator, side aspect high level UPVC double glazed window, double opening through to orangery.









Orangery 10'9 x 8'10
A stunning bespoke orangery with aluminium double glazed bi-fold doors opening the room up completely to the patio, garden and countryside view, feature roof lantern over, recessed downlighters, wood effect laminate flooring, vertical radiator.

Utility Room 8'3 x 7'5
With rear aspect UPVC double glazed window and back door opening to garden and countryside view, compact laminate worktop with tiled splashback, range of fitted matt grey finish store cupboards, integrated larder freezer, space and plumbing for washing machine and tumble dryer, wood effect laminate flooring, radiator, door through to home office.

Home Office 17'5 x 7'1
With front aspect UPVC double glazed window, UPVC double glazed side door, feature acoustic boarding to one wall, fitted floor to ceiling matt blue finish store cupboards, cupboard housing consumer unit, wood effect laminate flooring, radiator.

First Floor:

Landing
With recessed over-stairs shelf, loft hatch with fitted loft ladder (please note, there is a modern Baxi gas-fired boiler installed in the loft), doors to bedrooms and bathroom.

Bedroom 13'10 x 13'2
With front aspect UPVC double glazed window looking onto green, comprehensive range of fitted matt grey wardrobes with hanging rails, fitted shelves and drawers, radiator.

Bedroom 13'4 x 9'5
With rear aspect UPVC double glazed window looking onto garden and enjoying a far-reaching view across the Romney Marsh, fitted floor to ceiling double wardrobe with sliding doors, radiator.



Bedroom 15'7 x 7'5

With rear aspect UPVC double glazed window looking onto garden and enjoying a far-reaching view across the Romney Marsh, radiator, door to en suite shower room.

En Suite Shower Room 7'4 x 5'8

With UPVC double glazed window looking onto green, quadrant shower cubicle with rainfall shower and separate hand-held shower attachment, wash hand basin with mixer tap over and white gloss finish store cabinet under, WC, extractor fan, recessed downlighters, fully tiled walls, slate tile effect laminate flooring, chrome effect heated towel rail.

Bedroom

With front aspect UPVC double glazed window looking onto green, radiator.

Family Bathroom 7'6 x 5'7

With UPVC frosted double glazed window, shower bath with mixer tap, rainfall shower, hand-held shower attachment and shower screen over, large wash hand basin with mixer tap over and white gloss finish drawers under, WC, extractor fan, recessed downlighters, fully tiled walls, heated towel rail.

Outside:

To the front of the property is a brick block paved driveway providing off-road parking for two cars. Gates to both sides of the house lead through to the attractively landscaped rear garden. This has been mostly laid to lawn with gravelled and planted borders to both sides and a back gate. There are outdoor wall lights, power points and a tap. A large patio area laid to porcelain tiles provides an ideal space for relaxing and admiring the view, as well as space for a hot tub.







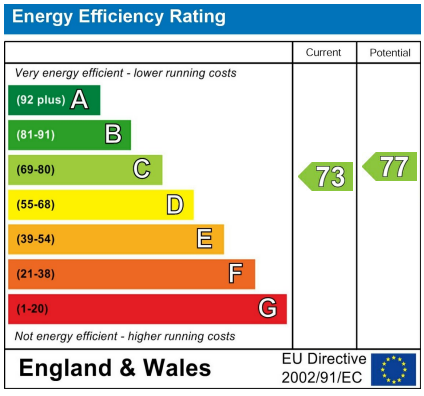








Total area: approx. 141.0 sq. metres (1517.8 sq. feet)



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

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.