



Sunny Dene 3 Alfred Road, Greatstone, New Romney, Kent. TN28 8SH

Guide Price **£395,000**



- Detached Bungalow Residence
- Three bedrooms
- Fitted Kitchen
- Beautifully landscaped gardens
- Off road parking for two/three cars

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated on a private road within easy reach of Greatstones beach, and within a short drive of New Romney town centre which has a good selection of independent shops, pubs, restaurants and cafes, together with a Sainsburys store, secondary and primary schooling are both also located within the town centre, it also having a doctors surgery and dentist. Littlestone offers two golf courses, catering for the keen golfer. The Cinque Port town of Hythe is approximately eight and a half miles away and offers an extensive range of independent shops, together with the all important Waitrose store, further secondary schooling is available in Saltwood, and both boys and girls grammar schools in Folkestone. High speed rail services are available from both Folkestone stations giving fast access to London St Pancras in just over fifty minutes, the M20 Motorway, Channel Tunnel Terminal and Port of Dover are all within easy driving distance.

A well presented three bedroom detached bungalow residence having over the years been well maintained and offering, gas fired central heating from a Worcester combination boiler and most windows also being UPVC double glazed. The present owner has also spent much time and effort on landscaping the gardens, which are now considered to be a real feature of the property.

ENTRANCE LOBBY (13' 02" x 4' 02") or (4.01m x 1.27m)

with UPVC front door with upper leaded light windows and windows to both sides, radiator

SITTING ROOM (13' 09" x 12' 10") or (4.19m x 3.91m)

feature tiled working open fire with hearth, UPVC double glazed side window, stripped wood floor, French doors to entrance lobby, picture rail, coving and radiator

DINING ROOM (9' 10" x 9' 02") or (3.00m x 2.79m)

double aspect UPVC double glazed windows, radiator and UPVC double glazed french door to:-

KITCHEN (10' 06" x 7' 10") or (3.20m x 2.39m)

inset single drainer stainless steel sink unit with mixer tap over and white sheen cupboards under with range of matching high and low level units with laminated work surfaces, integrated stainless steel electric oven/grill with four rind ceramic hob over and extractor fan and light above, localised tiling, two high level glazed display cupboards, integrated fridge, integrated freezer, integrated dishwasher, UPVC double glazed window and door to side, radiator, boxed in electric meter

INNER HALLWAY

with stripped wood floor and hatch with loft ladder to roof space

SHOWER ROOM

Corner shower cubicle with contrasting tiling, vanity wash hand basin with mixer tap and cupboard under with further range of matching cupboards, low level WC, full tiling, UPVC double glazed window, chrome heated towel rail, inset spotlights and extractor fan, ceramic tiled floor

BEDROOM REAR (11' 10" x 8' 10") or (3.61m x 2.69m)

radiator, double aspect UPVC double glazed windows, picture rail

BEDROOM SIDE (8' 10" x 7' 10") or (2.69m x 2.39m)

UPVC double glazed window and picture rail

BEDROOM REAR (10' 02" x 9' 06") or (3.10m x 2.90m)

radiator, stripped wood floor, picture rail, door and windows to side leading to:-

SUN ROOM (19' 08" x 5' 07") or (5.99m x 1.70m)

radiator, windows and glass door to lobby with UPVC double glazed door to garden, boiler cupboard with shelving and Worcester Bosch boiler for central heating and domestic hot water

GARDEN ROOM/STUDIO (9' 10" x 8' 10") or (3.00m x 2.69m)

utility cupboard with space for washing machine and tumble dryer, UPVC double glazed French doors to garden, feature lime washed pine panelling to walls

OUTSIDE

The present owner has landscaped the gardens which are laid to lawns with paved patio areas, one having pergola over with grape vine, well stocked shrub/flower beds, raised feature ornamental pond, further paved areas and shingled areas, with two feature palms. Wrought iron gates to sides giving access to front garden.

Side garden with driveway for two/ three cars, chipped slate bed with Yew shrubs, store area with up and over door. Further chipped slate bed and established shrub/flower beds. Pathway leading to road

Tenure - Freehold

Council tax - Band C

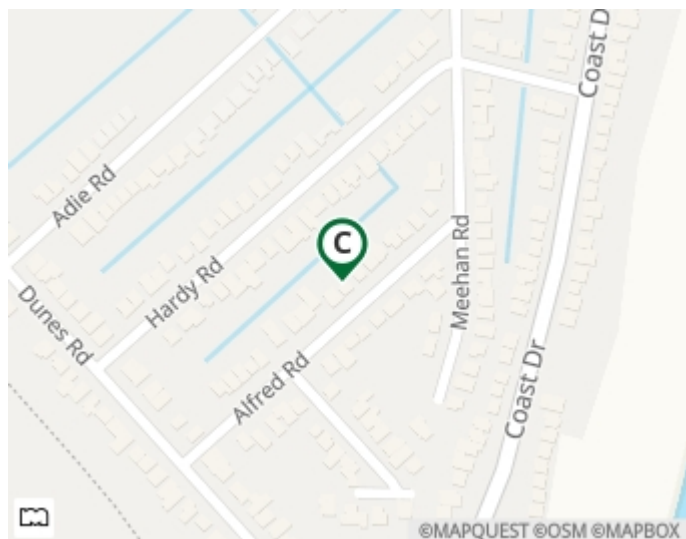
Local Authority - Folkestone & Hythe District Council





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 71 |
| (55-68) D | | |
| (39-54) E | 48 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



C.R. Child & Partners
 11 High Street, Hythe. CT21 5AD
 01303 267421
properties@crchildandpartners.co.uk

Agents Note: Whilst every care has been taken to prepare these sales 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 their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.