



40 St. Marys Road, Dymchurch, Romney Marsh, Kent. TN29 0PN

Offers In Excess Of **£500,000**



- Detached Home
- three bedrooms & two reception rooms
- Extensive tiled patio/sun terrace
- Large garden
- Log cabin/bar

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



Situated in a semi rural location on the edge of the village of Dymchurch, the town centre offering a Tesco mini store, together with a small selection of shops, cafes, pubs and restaurants, the village also has a doctors surgery, village hall and Church. The sea wall and beach is within level walking distance, as is the village primary school. Secondary schooling is available in both New Romney, Hythe, Folkestone offering both boys and girls grammar schools.

A beautifully refurbished and extended contemporary detached home offering large open plan living with fitted kitchen and bi fold doors opening onto the sun terrace and garden. The ground floor boasts a cloakroom, utility room, sitting room and snug/study, on the first floor are three double bedrooms and a family bathroom, the property has double glazing throughout and is serviced by oil fired central heating, moving into the good sized rear garden there is a sizable tiled sun terrace/patio, to the rear of the property and a hot tub area. The property also boasts a log cabin, currently used as a garden bar and having garden and light, there is also both a lawned and artificial turf area. To the front of the property is a quality resin bonded drive which would accommodate up to four cars

ENTRANCE PORCH

with UPVC double glazed front door with feature square central panes and windows to both sides with views over open countryside, contemporary radiator, built in matting, opening to:-

RECEPTION HALL

with grey wood laminate flooring, contemporary radiator with central mirror, alcove area under stairs, stair case to first floor

CLOAKROOM

comprising vanity wash hand basin with mixer tap and cupboard and drawers under, low level WC, anthracite grey heated towel rail, UPVC double glazed window

SITTING ROOM (13' 10" x 11' 10") or (4.22m x 3.61m)

feature contemporary anthracite grey radiator, UPVC double glazed window with outlook over open fields

OPEN PLAN KITCHEN/SITTING/DINING ROOM (24' 03" x 22' 08") or (7.39m x 6.91m)

KITCHEN AREA

inset stainless steel one and half bowl sink unit with mixer tap over and light grey sheen fitted cupboards below, range of matching high and low level units with marble style compacted laminate work surfaces, feature glass upstands, integrated Neff induction hob with stainless steel Bosch canopy with extractor fan and light over, integrated dishwasher, integrated Bosch fan assisted oven/grill with integrated oven microwave/grill above, space for American fridge freezer, extensive range of matching floor to ceiling shelved cupboards, light grey laminate wood flooring, built in deep pan drawers, pull out spice rack, pull out bin unit, matching central island with inset for wine fridge

SITTING & DINING AREAS

with feature circular wood burning stove, two feature anthracite contemporary radiators, power and 2 TV aerial points for wall mounted TV, telephone point, feature roof light windows, inset spotlights and bi fold doors opening to extensive patio area and garden

UTILITY ROOM (9' 06" x 7' 06") or (2.90m x 2.29m)

inset single drainer stainless steel sink unit with mixer tap over and high and low level cupboards matching kitchen, compacted marble effect work surfaces, plumbing for washing machine, space for tumble drier, laminate tile effect decked flooring, UPVC double glazed window, UPVC double glazed door to garden, space for freezer, spotlight track, consumer unit, floor mounted boiler for central heating and domestic hot water, heating programmer

SNUG (16' 02" x 7' 03") or (4.93m x 2.21m)

contemporary anthracite radiator, inset spotlights, one TV aerial point, UPVC double glazed window with outlook over fields

FIRST FLOOR

approached via staircase with half landing and UPVC double glazed window

LANDING

with hatch to roof space with ladder

BEDROOM (14' 0" x 12' 08") or (4.27m x 3.86m)

contemporary anthracite radiator, UPVC double glazed window with outlook over garden to open fields

BEDROOM (11' 04" x 8' 09") or (3.45m x 2.67m)

(with door recess) anthracite grey contemporary radiator, UPVC double glazed window with outlook over open fields, built in cupboard



BEDROOM (9' 10" x 9' 08") or (3.00m x 2.95m)

contemporary anthracite radiator, UPVC double glazed window with outlook over garden to open fields

BATHROOM

comprising bubble ended bath with shower over and curved screen to one side, vanity wash hand basin with mixer tap and cupboard under, low level WC, anthracite finished heated towel rail, localised tiling, UPVC double glazed window, linen cupboard with shelving

OUTSIDE

The property enjoys a large rear garden with extensive tiled patio/sun terrace with chip slate bed to one side leading to artificial grass area and further flower/shrub bed, hot tub area with tiled base and chip slate surround, screen oil tank, area for storage of logs, outside hot and cold water taps.

Lawned area with selection of shrubs, plants, bamboo, two wooden garden compost area, raised sleeper bed, side access and gate to front garden. Front garden laid to raised to resin bonding with brick surround and raised flower bed, which would accommodate up to 4 cars

TIMBER CABIN/BAR (12' 03" x 9' 06") or (3.73m x 2.90m)

having power, built in bar unit with shelving under and space for fridge

Tenure - Freehold

Council tax - Band D

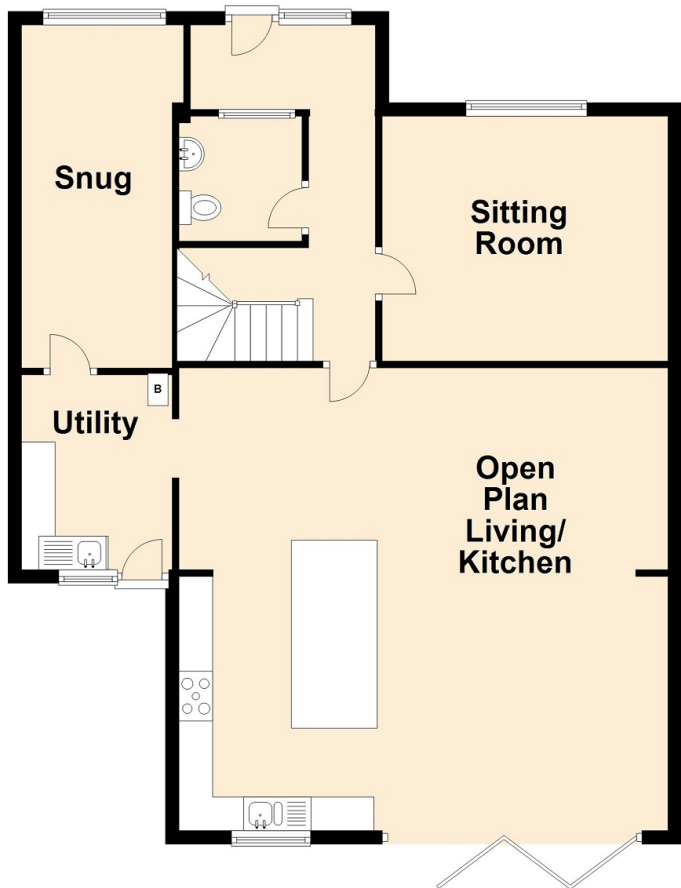
Local Authority - Folkestone & Hythe District Council





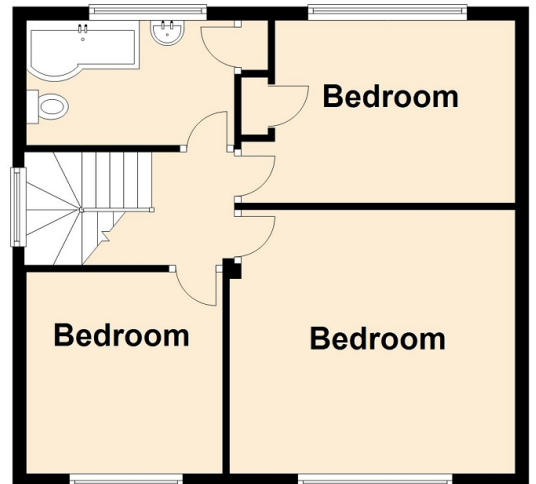
Ground Floor

Approx. 99.5 sq. metres (1070.8 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.6 sq. feet)



Total area: approx. 148.5 sq. metres (1598.5 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(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.



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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.