



**Trevellas St. Andrews Road, Littlestone, New Romney, Kent. TN28 8RB**

**Guide Price £725,000**



- Impeccably presented detached Family home
- Four bedrooms
- Ample off road parking & double garage
- Wrap around garden
- Hobby room (potential for a self contained annexe)

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



An impeccably presented four bedroom detached family home which has been newly developed on the first floor to create a master suite with dressing area & en suite. This property enjoys spacious accommodation, ample off road parking and boasts a well landscaped wrap around garden. The property comprises of a hall, living/dining room, kitchen, garden room, three double bedrooms to the ground floor (one having en-suite) & a bathroom to the ground floor with the recently developed first floor comprising of an open master bedroom, bedroom as well as access to an en-suite. The property also has the added benefit of a double garage which has a spiral staircase to a first floor hobby room which with the relevant permissions could create potential of a self contained annexe.

Situated in an enviable location in this most prestigious road close to a Championship Golf Course. Littlestones sandy beaches are only a short distance offering pleasant walks. The town of New Romney is approximately 5 minutes by car and offers a selection of independent shops together with a Sainsburys store. Primary and Secondary Schooling are also located close by. The town of New Romney also offers a doctors and dentist. The ever expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with the McArthur Glen Outlet, many Business Parks and the Cineworld Cinema. Access to the M20 Motorway is from Ashford, the motorway giving easy access to the Channel Tunnel Terminal and Port of Dover. High speed rail services are also available from Ashford International railway station travelling time to St. Pancras, London in just over thirty minutes

## GROUND FLOOR

### ENTRANCE HALL

with wood effect Amtico flooring, two radiators, airing cupboard with shelving and radiator

### LIVING/DINING ROOM

with dual aspect UPVC double glazed window overlooking garden, two radiators, sliding UPVC double glazed doors leading to

### GARDEN ROOM

with UPVC double glazed windows to all aspects, engineered oak flooring, radiator, UPVC double glazed doors leading to rear garden

### KITCHEN

with stone effect porcelain tiling, radiator, a selection of modern gloss high and low kitchen cupboards, integrated double oven with grill to top and fan assisted oven to bottom, wood effect laminate worktops with matching up stands, five ring gas hob with glass splash back and extractor fan over, one and half bowl stainless steel sink with mixer taps over, UPVC double glazed window overlooking garden, integrated dishwasher, space and plumbing for freestanding washing machine and tumble dryer, wall mounted gas fired boiler, space for freestanding fridge freezer, UPVC double glazed door leading to rear garden with window to side

### BEDROOM

with radiator, UPVC double glazed window overlooking garden, two built in wardrobes with a mixture of hanging rails & shelving

### EN-SUITE

with tile effect vinyl, WC, stainless steel towel radiator, UPVC double glazed frosted window, hand basin with mixer tap over incorporated into modern gloss storage unit with laminate top, shower cubicle

### BEDROOM

with radiator, UPVC double glazed window overlooking front built in cupboard with hanging rail and shelving over

### BATHROOM

with tile effect vinyl flooring, WC, hand basin with mixer taps over, UPVC double glazed frosted window, stainless steel towel radiator, panelled bath with mixer taps and shower over, glass shower screen

**BEDROOM** with radiator, UPVC double glazed window overlooking front

## FIRST FLOOR

### MASTER SUITE

comprising of

### DRESSING AREA

with fitted wardrobes with hanging rails and shelving, double glazed Velux window, wall mounted air conditioner providing hot and cold air, radiator, cupboard housing CCTV units, leading into

### BEDROOM

with three double glazed Velux windows, built in wardrobes with hanging rails and shelving, radiator

### EN-SUITE

with wood effect LVT flooring, WC incorporated into modern gloss storage cupboard with laminate top, hand basin with mixer taps over incorporated into modern gloss storage cupboard with laminate top, localised tiling, fitted mirror with LED lighting, stainless steel towel radiator, double glazed Velux window, shower cubicle and other acrylic panelling



## OUTSIDE

The property sits on a good sized plot with wrap around garden, to the front there is a driveway with parking for several cars. A path to the side leads to an area which is mainly laid to lawn with a selection of planting with a patio path leading to a seating area with a mixture of patio and slate with the added benefit of a summerhouse. Further around there are raised vegetable patches with raised borders with a section of planting leading to a patio area with greenhouse. To the rear there is a double garage with spiral staircase leading to a hobby room and with the relevant permissions has the potential to become a self contained annexe with driveway in front.

## GARAGE

with electric roller door, power and lighting, UPVC double glazed frosted window to side, UPVC double glazed forage door leading to front, hand basin with mixer taps over, WC, spiral staircase leading to

## HOBBY ROOM

UPVC double glazed windows overlooking front, two Velux windows

**Tenure** - Freehold

**Council tax** - Band E

**Local Authority** - Folkestone & Hythe District Council



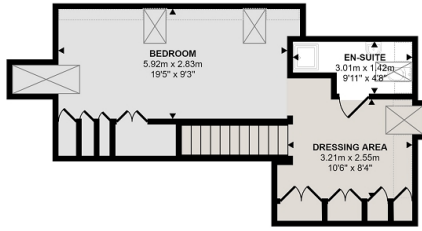


Approx Gross Internal Area  
231 sq m / 2491 sq ft

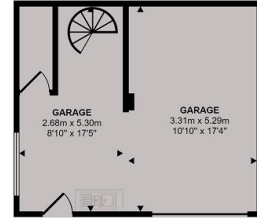


Ground Floor  
Approx 138 sq m / 1490 sq ft

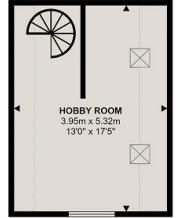
Denotes head height below 1.5m



First Floor  
Approx 40 sq m / 425 sq ft



Garage  
Approx 32 sq m / 350 sq ft



Garage First Floor  
Approx 21 sq m / 226 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(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, Scotland &amp; Wales</b>		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.