



Wild Air Madeira Road, Littlestone, New Romney, Kent. TN28 8QT

Guide Price £725,000



- Detached family home
- Four bedrooms
- Short walking distance of the beach
- Double garage & ample parking
- Wrap around garden

C.R. CHILD
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The town of New Romney is a mile away with an excellent school, boutique cinema, gym, doctors, dentist, independent shops in addition to a large Sainsburys and eating establishments. There is also the popular light railway which travels from Dungeness to Hythe using reduced size steam engine trains. Ashford International train station is an easy drive with a 38-minute link to London St Pancras; Ashford is also home to shopping centres, Cineworld and business parks and has access to the M20 with links to Dover and Channel Tunnel for easy trips abroad.

A dream home by the sea. This well presented four-bedroom detached family home is situated in an enviable position on the prestigious Maderia Road, close to a championship golf course, Littlestone offers miles of pebbly and sandy beach which stretches down to the eclectic Dungeness and up to the Arts Quarter in Folkestone. On it you will find sailing clubs, beach yachting, kayaking, fishing and windsurfing and an RNLI station. This house is a short walk to the esteemed Littlestone Golf Club and the neighbouring municipal Warren Golf Club; both have friendly and inviting clubhouses that regularly put on functions and are a hub for social activities.

This house was built for entertaining with a large welcoming entrance hall, cloakroom, living room, conservatory kitchen/breakfast room with updated cooking facilities, utility room and dining room. Four double bedrooms two with sea views. The master bedroom faces West and has an En-suite with walk-in shower. There is also a spacious family bathroom, and all bedrooms have generous wardrobe space. The loft offers further storage or potential for expansion. The house is economical and environmentally friendly to heat, having established solar panels on the roof. The house is located a very short walking distance to the beach with the added benefit of no onward chain and off-street parking for at least 4 vehicles. This is a spacious accommodation which boasts a wraparound garden and a huge double garage with electric doors, an inspection pit, workbench, roof storage and an attached workshop.

GROUND FLOOR

COVERED ENTRANCE PORCH

with UPVC frosted double glazed door leading into:

SPACIOUS ENTRANCE HALL

with radiator, under stairs storage cupboard with hanging rail and shelving

LIVING ROOM

with UPVC double glazed window overlooking side, radiator, brick fireplace with wooden mantle and tiled hearth with gas fireplace, UPVC double glazed sliding doors leading into

CONSERVATORY

with tiled flooring, UPVC double glazed windows to all aspects, UPVC double glazed door leading to rear garden, low level brick wall

KITCHEN/BREAKFAST ROOM

with tile effect vinyl flooring, UPVC double glazed windows overlooking front, a selection of high and low level kitchen cabinets, integrated double oven, four ring gas hob with extractor fan over, localised tiling, integrated Bosch dishwasher, one and a half bowl stainless steel sink

DINING ROOM

with UPVC double glazed windows overlooking side, radiator

UTILITY ROOM

with tiled flooring, stainless steel sink with mixer taps over and cupboard under, wall mounted Worcester boiler, space for tall appliance, UPVC double glazed door leading to garden with window to side

CLOAKROOM

with WC, half height tiling, hand basin with mixer taps over and storage cupboard under, radiator, hatch accessing RCD fusebox, UPVC double glazed frosted window

FIRST FLOOR

LANDING

with loft hatch, airing cupboard housing hot water cylinder with shelving over

BEDROOM 1

with dual aspect UPVC double glazed windows, radiator, built in wardrobes with hanging rails and shelving incorporated into drawers and dressing table

EN-SUITE

with tiling floor to ceiling, WC, hand basin with mixer taps over and modern storage cupboard under, stainless steel towel radiator, walk in shower, UPVC double glazed frosted window

BEDROOM 2

with UPVC double glazed windows with sea glimpses, radiator, built in wardrobes with hanging rails and shelving over

BEDROOM 3

with UPVC double glazed window with sea glimpses, radiator, wardrobe with hanging rail and shelving



BEDROOM 4

with UPVC double glazed window overlooking garden, radiator, built in wardrobes with hanging rail and shelving over

BATHROOM

with WC, hand basin with mixer taps over, radiator, UPVC double glazed window, panelled bath with shower over and shower screen

OUTSIDE

The property enjoys a wrap around garden with doors off from the conservatory/utility room onto the main rear garden which offers a section mainly laid to lawn with patio seating area and a selection of planting & borders, from here you have access into the garage and workshop as well as summerhouse & good sized shed. Access is available down either side onto the front garden which is mainly laid to lawn with a selection of borders, planting and trees with access to driveway offering ample parking

DOUBLE GARAGE

with power, lighting and two electric roller doors, inspection pit

WORKSHOP

with power, lighting, glazed windows to the front & rear, doors accessing out onto front and rear of the property.

Tenure - Freehold

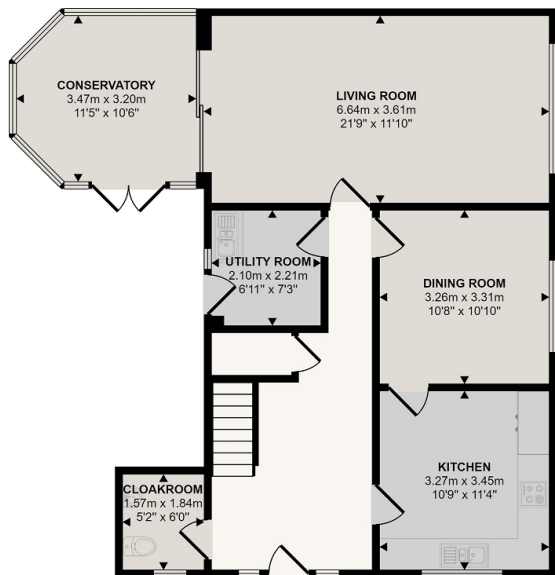
Council tax - Band F

Local Authority - Folkestone & Hythe District Council

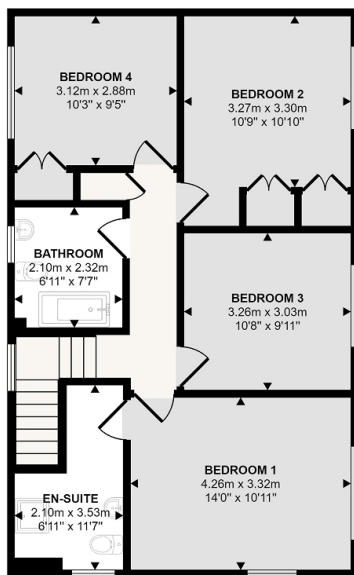




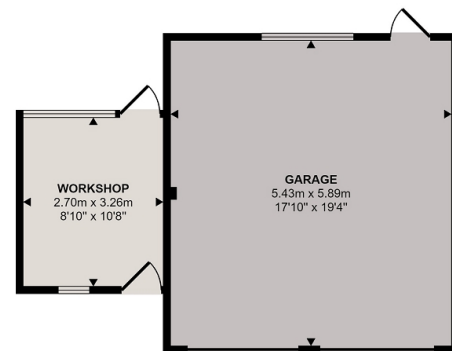
Approx Gross Internal Area
195 sq m / 2094 sq ft



Ground Floor
Approx 84 sq m / 903 sq ft



First Floor
Approx 69 sq m / 747 sq ft



Garage / Workshop
Approx 41 sq m / 444 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+) A | | |
| (81-91) B | | 83 |
| (69-80) C | 78 | |
| (55-68) D | | |
| (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.