



Manor Road Lydd Romney Marsh TN29 9HU

- Substantial Semi-Detached Family Home
 - Versatile Open Plan Living Space
- Luxury Family Bathroom & En Suite Shower Room
- Integral Garage & Ample Off-Road Parking
- Remainder Of 5 Year Architect's Warranty
- Four/Five Bedrooms
- Underfloor Heating To Ground Floor
- Large Garden With Covered Patio & Garden Room
- Construction Completed in 2022
- No Onward Chain

Asking Price £475,000 Freehold





Mapps Estates are delighted to bring to the market this immaculately presented four/five bedroom modern family home overlooking the Rype in the heart of the town. This substantial semi-detached property was constructed in 2022 and has been finished to a very high standard throughout, boasting underfloor heating to the ground floor. The spacious ground floor accommodation comprises a large open plan living/dining room opening to the rear patio and garden, a luxury fitted kitchen with integrated AEG appliances, a separate utility room, a study/bedroom five, cloakroom and integral garage, while upstairs you will find four double bedrooms, the master bedroom having a luxury en suite shower room, and a separate family bathroom. With the added benefit of the remainder of a five year architect's warranty, a generous rear garden with a substantial recently-constructed outbuilding, ample off road parking and no onward chain, an early viewing comes highly recommended.

Located in the semi-rural town of Lydd on the Romney Marsh, with a selection of local shops and a primary school. There is plenty to do in the local area, with Dungeness National Nature Reserve, the Romney, Hythe & Dymchurch light railway, and golf courses all only a short drive away. The nearby Cinque Port town of New Romney offers a selection of independent shops and restaurants together with a Sainsbury's store, doctors, dentists and both Primary and Secondary schooling. The medieval coastal town of Rye and the popular beaches of Camber Sands are also within half an hour's drive as is the market town of Ashford. High speed rail services to London are available from Ashford International railway station approximately twenty-five minutes away by car, providing fast services to London St Pancras in only thirty-eight minutes. Ashford also provides access to junctions 9 and 10 of the M20 motorway, giving easy access to Maidstone, London and the Port of Dover, while the Channel Tunnel terminal at junction 11A offers direct rail links to mainland Europe.

Ground Floor:

Recessed Entrance Porch

With composite front door with inset frosted double glazed panel and window to side and light over, opening to-

Reception Hall 12'5 x 6'5

With stairs to first floor with glazed balustrade, understairs store cupboard, recessed downlighters, wood effect LVT flooring with underfloor heating, door to-

Integral Garage 16'8 x 8'7

With electric remote-controlled roller door, consumer unit, Viessmann gas fired boiler with pressurised hot water cylinder and underfloor heating manifold, recessed downlighters, plastered walls and ceiling.

Cloakroom

With wall hung WC with concealed cistern, wash hand basin with mixer tap over and store cabinet under, extractor vent, recessed downlighter, underfloor heating, fully tiled walls and floor.

Study/Bedroom Five 13'6 x 9'0

With front aspect UPVC double glazed window looking the Rype with bespoke fitted shutters, underfloor heating, recessed downlighters.

Open Plan Living Space 25'3 x 17'5

With underfloor heating, wood effect LVT flooring and recessed downlighters throughout, comprising:

Living/Dining Area

With rear aspect double glazed bi-fold doors with fitted blinds, opening to a large, covered patio and rear garden.



Luxury Fitted Kitchen

With rear aspect UPVC double glazed window looking onto garden with bespoke fitted shutters, solid oak worktops with matching upstands and breakfast bar, inset one and a half bowl ceramic sink with drainer integral to worktop, inset five ring AEG gas hob with extractor canopy over, generous range of matt grey finish store cupboards and drawers, high level fitted AEG double electric oven, integrated AEG larder fridge and separate larder freezer, integrated AEG dishwasher, door to-

Utility Room 5'7 x 5'4

With matt grey finish store cupboards, extractor fan, solid oak worktop with space for washing machine and tumble dryer under, recessed downlighter, wood effect LVT flooring.

First Floor:

Spacious Landing 19'11 x 6'7

With front aspect UPVC double glazed window

looking onto the Rype with bespoke fitted shutters, glazed balustrade to staircase, built-in linen cupboard, loft hatch, recessed downlighters, radiator.

Master Bedroom 14'6 x 13'9

With rear aspect UPVC double glazed window with bespoke fitted shutters looking onto rear garden and enjoying countryside glimpses, built-in double wardrobe with twin hanging rails, recessed downlighters, radiator, door to-

En Suite Shower Room

With good-sized shower cubicle with rainfall showerhead and separate shower attachment, wall hung wash hand basin with mixer tap over, fitted mirror with demister function and inset lighting, wall hung WC with concealed cistern, recessed downlighters, extractor vent, tiled walls and floor, chrome effect heated towel rail.

Bedroom 15'11 x 12'6 (max)

With rear aspect UPVC double glazed window



with bespoke fitted shutters looking onto rear garden and enjoying countryside glimpses, recessed downlighters, radiator.

Bedroom 12'0 x 8'11

With front aspect UPVC double glazed window looking onto the Rype with bespoke fitted shutters, built-in double wardrobe, recessed downlighters, radiator.

Bedroom 13'2 x 8'9

With front aspect UPVC double glazed window looking onto the Rype with bespoke fitted shutters, recessed downlighters, radiator.

Family Bathroom 8'10 x 6'0

With panelled bath with mixer tap over, separate shower cubicle with rainfall showerhead and separate shower attachment, wall hung wash hand basin with mixer tap over, fitted mirror with demister function and inset lighting, wall hung WC with concealed cistern, recessed downlighters, extractor vent, tiled walls and floor, chrome effect heated towel rail.

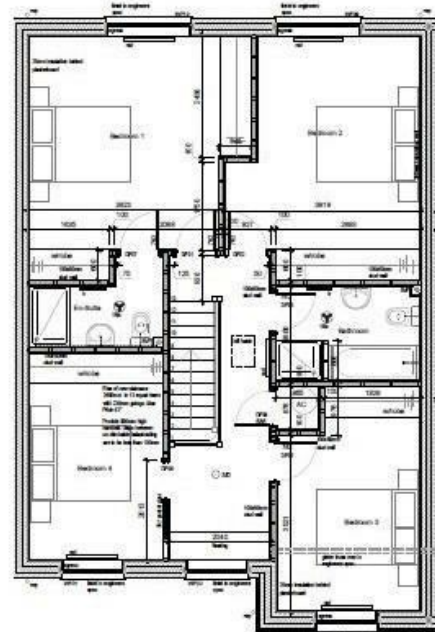
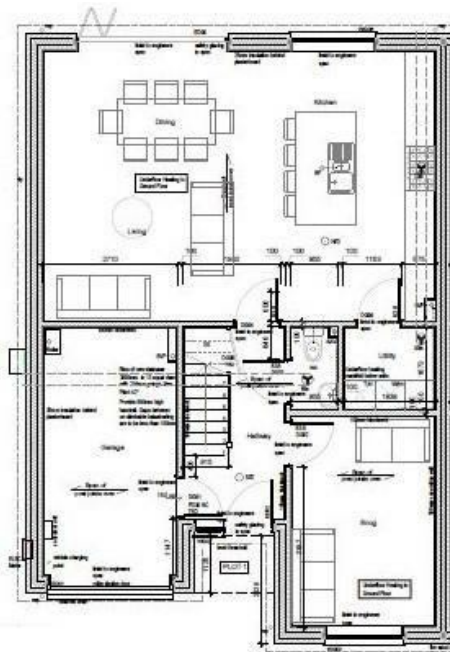
Outside:

The property is set back from the road by a brick block front driveway offering ample off-road parking and access to the integral garage. There are outside wall lights to the front and rear and outside taps to the side and rear. Gated side access leads to the rear of the property where you will find a large, covered paved patio area for relaxing and entertaining, looking onto to a large rear garden laid to lawn, providing the perfect outdoor space for all the family. The current owners have also had installed a bespoke, contemporary style aluminium frame canopy over the patio area, and have recently added an impressive garden room to the rear.

Garden Room 19'6 x 16'6

Of brick construction with a pent roof, feature bamboo flooring, full length UPVC double glazed windows and French doors opening to the garden.





Please note that these are the original architect's plans for illustration purposes only.

Slight variations have been made.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.