

Coast Drive

Greatstone TN28 8NR

- Substantial, Energy Efficient Detached Family Home
- Four Double Bedrooms
- Master Bedroom With En Suite & Dressing Room
- Home Office, Utility Room & Versatile Store Room
- Air Source Heat Pump System & Underfloor Heating
- Contemporary Design & High Specification Finish
- Luxury Family Bathroom & Three En Suites
- Stunning Kitchen/Diner & Spacious Living Room
- Large Rear Garden & Bonded Resin Driveway
- No Onward Chain

Asking Price £600,000 Freehold













Mapps Estates are delighted to bring to the market this impressive and substantial contemporary family home set on a generous plot located only a stone's throw from the beach. This stunning detached property is only a few years old, benefiting from the remainder of a ten year Build Zone warranty, and has been finished to an exceptionally high standard throughout. The generous accommodation comprises a welcoming reception hall, cloakroom, a home office, utility room, a store room which could serve as a home gym, and a large bespoke kitchen/diner and an equally spacious living room, both opening to the rear terrace and garden. Upstairs you will find a spectacular landing area with a feature 13' high ceiling, the master bedroom with a luxury en suite bathroom and separate dressing room, three further double bedrooms all with fitted wardrobes, two further en suite shower rooms and a separate family bathroom. The property has a high EPC rating, being well insulated and having an air source heat pump system, underfloor heating to both floors, and a heat recovery ventilation system throughout. In addition there is a large rear garden and terrace, a bike store and a bonded resin front driveway with off-road parking space for four to five cars. Being sold with no onward chain, an early viewing of this stylish, energy efficient family home comes highly recommended.

Located only a short walk from sandy dunes and the beach and conveniently within walking distance of local shops. In the nearby town of New Romney, there is a selection of independent shops and restaurants including a Sainsbury's store. Primary and secondary schooling are also located close by, with Littlestone championship golf course also within walking distance. Water sports and activities are also well catered for with Varne Boat Club within walking distance of the apartment and Lydd Aqua Park only a short drive away. The ever-expanding market town of Ashford is within half an hour's drive and offers a far greater selection of shopping facilities and amenities together with high speed rail services from Ashford International station with travelling time to London St. Pancras in under 40 minutes. Heading east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway. To the west, the delightful Medieval Cinque Port town of Rye is just a short drive away, with the larger historic seaside town of Hastings located further along the coast.

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Ground Floor:

Front Entrance
Recessed front entrance with downlighters over, front door with inset frosted double glazed panel and windows to sides, opening to reception hall.

Reception Hall 18'2 x 12'11 (max)
With fitted doormat and matt grey resin flooring, matching fitted double store cupboard, cloaks cupboard and drawer unit, staircase to first floor with glass panelled balustrade and brushed stainless steel handrail, recessed downlighters.

Cloakroom
With UPVC frosted double glazed window, wall-hung WC with tiled concealed cistern, wash hand basin with mixer tap over, drawers under and tiled splashback, ceiling air vent/extractor, matt grey resin flooring.

Home Office 10'2 x 8'5 (max points)
With front aspect UPVC double glazed window, herringbone style LVT flooring, underfloor heating control panel, ceiling air vent, recessed downlighters.

Utility Room 9'4 x 7'8
With pocket door from hallway, double glazed back door with integral blind, composite worktops with splashbacks and concealed lighting over, recessed sink with mixer tap over, matt white store cupboards and drawers, airing cupboard with electric towel rail and air vent, recessed downlighters, ceiling air vent, space and plumbing for washing machine and tumble dryer, matt grey resin flooring.

Store Room 11'2 x 10'9
A versatile room which could serve as a storeroom or home gym, with double glazed back door with integral blind, matt grey resin flooring, underfloor heating control, store cupboard housing central heating system, underfloor heating manifold and consumer unit, ceiling air vent, recessed downlighters.

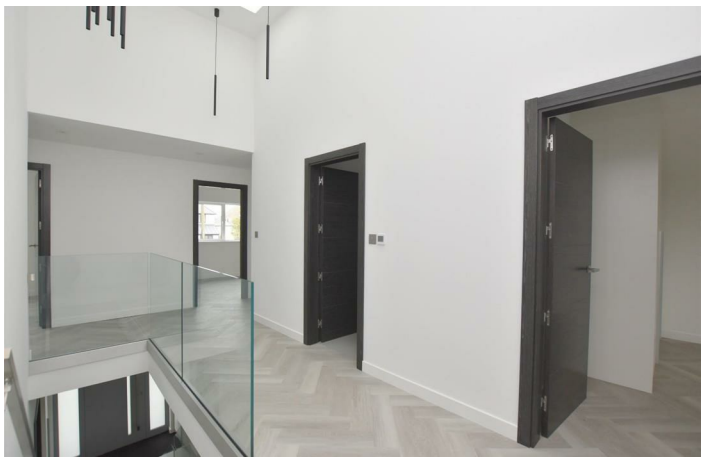
Kitchen/Diner 18' x 16'7
With large rear aspect double glazed window and sliding door opening to terrace and garden, contemporary fitted kitchen comprising a range of white matt finish store cupboards and drawers, composite worktops with concealed lighting over, inset sink with 'Quooker' tap and 'Insinkerator' waste disposal unit, integrated dishwasher, integrated larder fridge and separate freezer, fitted high level Neff double electric oven and warming drawer, matching island unit with composite worktop and two pop up power towers, inset 'Elica' four ring induction hob with integral downdraft extractor fan, drawers under, breakfast bar with pendant lighting over, matt grey resin flooring, underfloor heating control panel, recessed downlighters, ceiling air vents, pocket doors to reception hall and living room.

Living Room 20'6 x 11'4
With large rear aspect double glazed window and sliding door opening to terrace and garden, side aspect full length double glazed window looking onto terrace, herringbone style LVT flooring, underfloor heating control panel, ceiling air vent, recessed downlighters.

First Floor:









Large Landing 19' x 12'1 (max)
Large landing with 13' high ceiling, three skylight windows, glazed panel balustrade, herringbone style LVT flooring, underfloor heating control panel.

Bedroom 17'9 (max) x 11'3
With rear aspect UPVC double glazed window looking onto garden and side aspect window looking onto terrace, herringbone style LVT flooring, underfloor heating control panel, recessed downlighters, ceiling air vent, pocket doors to en suite and dressing room.

En Suite Bathroom 9'11 x 8'10
With UPVC frosted double glazed window, panelled bath with central mixer tap, large walk-in shower cubicle with Mira rainfall shower recessed into ceiling and separate hand-held shower attachment, wash hand basin with shelves to sides, mixer tap and large mirror over, and drawers under, wall-hung WC with concealed cistern, aquaboard panelling to walls, ceiling air vent, recessed downlighters, white resin flooring.

Dressing Room 12'2 x 10'10 (max points)
With UPVC frosted double glazed window, generous range of white fitted floor to ceiling wardrobes with matching dressing table unit with fitted mirror/light over, store cabinets and drawers, loft hatch, herringbone style LVT flooring, recessed downlighters.

Bedroom 14'8 x 10'9 (max points)
With front aspect UPVC double glazed window, range of fitted floor to ceiling wardrobes to one wall, herringbone style LVT flooring, underfloor heating control panel, ceiling air vent, pocket door to en suite shower room.

En Suite Shower Room 10'4 (max) x 5'8
With UPVC frosted double glazed window, large walk-in shower with rainfall showerhead recessed into ceiling and separate hand-held shower attachment, aquaboard panelling to walls, wall-hung WC with concealed cistern, wash hand basin with mixer tap and wall-mounted mirrored cabinet over and drawers under, ceiling air vent, recessed downlighters, matt grey resin flooring.

Bedroom 14'7 (max) x 10'6
With front aspect UPVC double glazed window, range of fitted floor to ceiling wardrobes to one wall, herringbone style LVT flooring, underfloor heating control panel, ceiling air vent, pocket door to en suite shower room.

En Suite Shower Room 11'2 (max) x 6'
With UPVC frosted double glazed window, large walk-in shower with rainfall showerhead recessed into ceiling and separate hand-held shower attachment, aquaboard panelling to walls, wall-hung WC with concealed cistern, wash hand basin with mixer tap and wall-mounted mirrored cabinet over and drawers under, ceiling air vent, recessed downlighters, matt grey resin flooring.

Bedroom 13'9 x 10'4 (max)
With rear aspect UPVC double glazed window looking onto garden, fitted floor to ceiling wardrobes, herringbone style LVT flooring, underfloor heating control panel, ceiling air vent.



Family Bathroom 10'4 x 6'11
With UPVC frosted double glazed window, panelled bath with wall-mounted mixer tap and shower attachment, large walk-in shower cubicle with rainfall showerhead recessed into ceiling and separate hand-held shower attachment, wash hand basin with mixer tap and mirror over and drawers under, wall-hung WC with concealed cistern, aquaboard panelling to walls, ceiling air vent, recessed downlighters, matt grey resin flooring.

Outside:
To the front of the property is a bonded resin driveway providing off-road parking for four/five cars, with raised beds planted with a variety of shrubs. There are outdoor power points, lighting, a bike storeroom with an up and over sectional door, and side gates on both sides leading through to the rear of the property. The air source heat pump is located to one side next to the back door. The large rear garden is currently laid to gravel in readiness to lay an artificial lawn, with borders to the sides and rear. There is a generous terrace to the rear of the house laid to bonded resin, with outdoor lighting, outside taps, power points, and a garden shed to the rear corner set onto a concrete base.

Agent's Note:
Please be advised, the photograph of the lawned garden is from the neighbouring property and is for illustration purposes only.

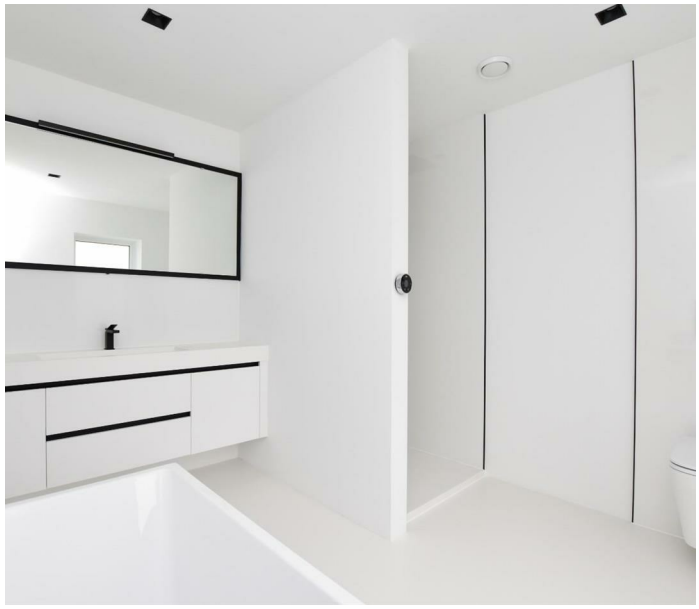




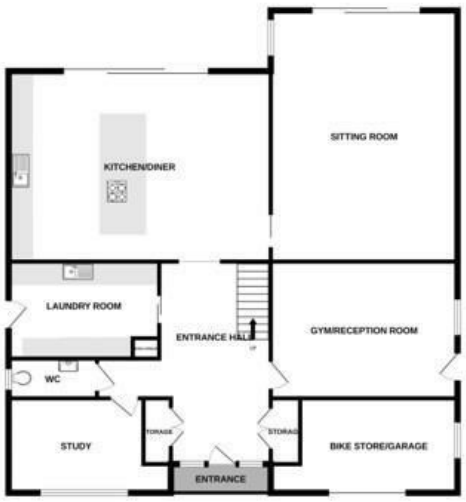








GROUND FLOOR
1130 sq.ft. (105.0 sq.m.) approx.

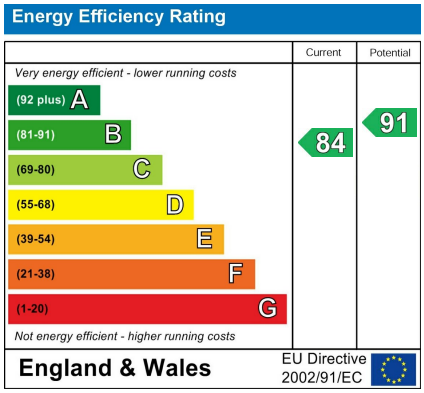


1ST FLOOR
1163 sq.ft. (108.0 sq.m.) approx.



TOTAL FLOOR AREA : 2293 sq.ft. (213.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority Folkestone & Hythe District Council
Council Tax Band F
EPC Rating B

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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.