



49 High Street, Hythe, Kent CT21 5AD



**MANITOBA
BURMARSH ROAD, DYMCHURCH**

£445,000 Freehold

This deceptively spacious, detached colt bungalow is situated in a peaceful location from where it enjoys lovely views over open fields. The spacious accommodation includes a generous sitting room, kitchen open plan to the dining room, utility, three bedrooms (1 en-suite) & a shower room. Gardens, off-road parking. EPC D



**MANITOBA
BURMARSH ROAD
DYMCHURCH
TN29 0JR**

**Entrance Hall, Fitted Kitchen Open Plan to the Dining Room, Utility,
Generous Sitting Room
Three Bedrooms (one with En-Suite Shower Room), Shower Room,
Delightful Gardens, Off Road Parking**

DESCRIPTION

An exciting opportunity to purchase a detached bungalow on a generous plot with plenty of driveway parking and enjoying beautiful views over open fields. The bungalow has recently been extensively refurbished, the result is a triumph with accommodation now planned to compliment a modern day lifestyle with a contemporary finish throughout and totalling circa 1151 sq ft.

The accommodation comprises a particularly generous sitting room with cosy wood burning stove, a smartly fitted kitchen, with integrated appliances and quartz worktops which is open plan to the dining room, and a utility room. There are three bedrooms, the principal bedroom opening onto the garden and with the added advantage of an en-suite shower room. There is also a further shower room.

The gardens are a particularly attractive feature of the property. They offer a good level of privacy and provide a delightful environment in which to relax and dine alfresco. The property also benefits from a driveway with parking for several vehicles.

SITUATION

This very pleasant residential area is extremely popular and is situated just over a mile from the seaside village of Dymchurch and the long, sandy beach. Dymchurch also enjoys 2 play schools, a primary school, doctors surgeries, post office, chemist, Tesco Extra and a small parade of shops with tea rooms, cafes etc. There is also a station for the RHD Light Railway. There are many lovely country walks and rides in the surrounding picturesque Marsh countryside. There is a bus stop nearby with regular services for the larger towns of Hythe and New Romney.

Hythe, with its 4 supermarkets (including Waitrose), range of independent shops and restaurants, doctors surgeries etc is approximately 4.5 miles distant. The attractive and unspoilt seafront and the Royal Military Canal, with pleasant towpath walks and cycle path, are both within easy reach and there is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre and golf course, sailing, cricket and lawn tennis clubs. There is a monthly farmers market and various clubs and societies that welcome new members.

The M20 (Junction 11) and the Channel Tunnel Terminal at Cheriton are both only about 6 and 7 miles respectively, providing relatively easy access to both the Continent and London. (NB. All distances are approximate.)



The accommodation comprises:

ENTRANCE HALL

Entered via an obscure double glazed door, access to deep shelved storage cupboard, timber effect flooring, radiator, door to kitchen/dining room, open through to:-

UTILITY ROOM

Space and plumbing for washing machine, obscure double glazed window to side, timber effect flooring.

OPEN PLAN KITCHEN/DINING ROOM

Kitchen area

Well fitted with a range of base cupboards incorporating integrated Bosch dishwasher, square edged quartz worksurface inset with sink and drainer unit with mixer tap, Bosch induction hob, coordinating upstands, coordinating wall cupboards, integrated Bosch oven and Bosch microwave, double glazed window to side, recessed lighting, coved ceiling, tiled floor. **Dining area** Double glazed window to front, contemporary vertical radiator, coved ceiling, wood block parquet flooring, open to:-

SITTING ROOM

Woodburning stove set into fireplace recess, oak fireplace beam, double glazed window to front and double glazed windows and door to side, three wall light points, coved ceiling, wood block parquet flooring, radiators.

INNER HALLWAY

Access to loft space, radiator, doors to:-

BEDROOM 1

Double glazed window to side, double glazed sliding doors giving access to and looking through to the garden beyond, coved ceiling, radiator, door to:-

EN-SUITE SHOWER ROOM

Shower enclosure with thermostatically controlled rainhead shower and separate handheld attachment, wash basin with mixer tap and vanity drawers below, low level WC with concealed cistern, access to deep storage cupboards concealed by sliding

doors, recessed lighting, tiled floor with underfloor heating.

BEDROOM 2

Double glazed window to side access to three built-in wardrobe cupboards, coved ceiling, radiator.

BEDROOM 3

Double glazed window to side, wood block parquet flooring.

SHOWER ROOM

Shower enclosure with thermostatically controlled rainhead shower and separate handheld attachment, low level WC with concealed cistern, wash basin with mixer tap and vanity drawers below, contemporary vertical radiator, obscure double glazed window to side, walls panelled to half height, coved ceiling, recessed lighting, tiled floor with underfloor heating.

OUTSIDE

REAR GARDEN

The garden to the rear of the property is well enclosed by close boarded timber panelled fencing with an expanse of lawn, a paved terrace, summer house and two timber framed sheds. To one side of the property is a stone paved terrace with access to a storage cupboard and cupboard housing the oil boiler, gates gives access to the front and rear gardens.

FRONT GARDEN

To the front of the property is a driveway providing off-road parking for numerous vehicles. The remainder of the garden is mainly laid to lawn and set behind a gabian wall with a pathway leading to the side of the property.

EPC Rating D

COUNCIL TAX

Band D approx. £2288.87 (2024/25)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**







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Manitoba, Burmarsh, TN29

Approximate Gross Internal Area = 106.9 sq m / 1151sq ft

