



16 Orgarwick Avenue, Dymchurch, Romney Marsh, Kent, TN29 0NX

Guide Price £550,000

EPC RATING: C

Superb
Family
Home

A unique family home offering pleasing accommodation set in a 'no through' private lane away from passing traffic. Accommodation comprises: Ground floor: Entrance porch, welcoming reception hall with stairs to first floor, and walk through opening to the living room with with coal effect gas fire and full length windows with central glazed doors leading to the conservatory. The hub of this superb home is the kitchen which is open plan to the dining room making this ideal for any family or friend gathering, be it cooking a simple family supper or a larger celebratory gathering, French doors lead to the rear garden and a walk through opening leads to the utility with door to the rear garden, WC and exquisite double aspect main bedroom with built in wardrobes and French doors leading to the decked sun terrace, walk through opening to contemporary wet room. First floor: Landing, three bedrooms, family bathroom/WC. Outside: Five bar gate leads to gravel driveway serving one other property. There is a useful brick store. The rear garden is a particularly attractive feature of the property offering peace and seclusion and ideal for relaxing with family and friends. There is a large decked sun terrace with pergola, lawn with central pathway to the summer house and another decked terrace. Border beds are well stocked with mature plants and trees making this garden a real place of pleasure. NO CHAIN! EPC Rating: C



Approximate Gross Internal Area (Including Low Ceiling) = 148 sq m / 1591 sq ft

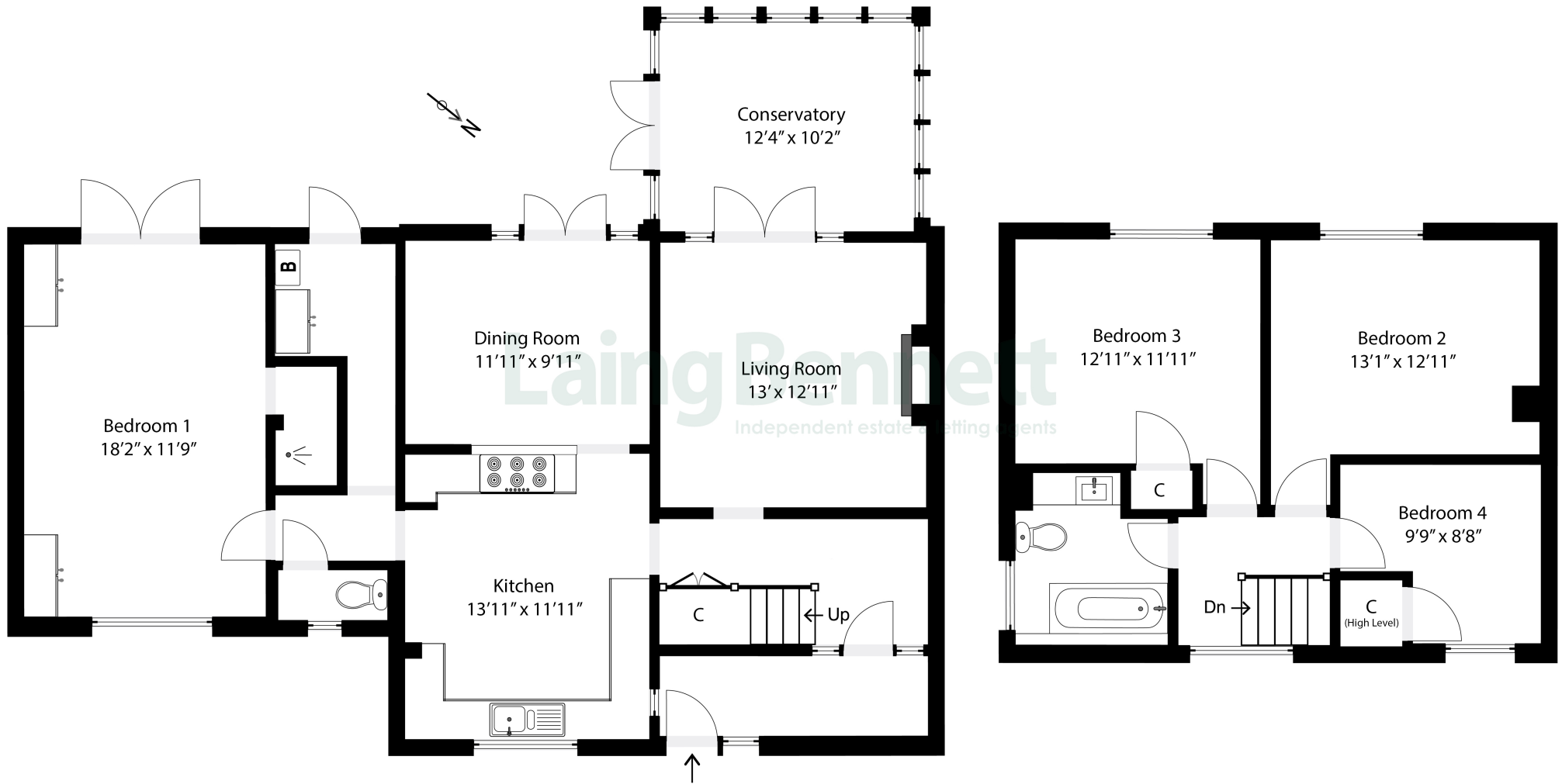


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.

Situation

The property is situated on 'Orgaswick Avenue' in this sought after seaside village with an award-winning beach and miles of countryside. Dymchurch offers a good array of shops including a Tesco Express, a primary school and a village hall. Hythe town centre is approximately 3 miles away, with amenities including a library, sports facilities, supermarkets and high street shops. There is a bus route that runs to Dover, Hythe and Folkestone to the north and New Romney and Lydd-on-Sea to the south

The accommodation comprises

Ground floor

Entrance hall

Living room

13' 0" x 12' 11" (3.96m x 3.94m)

Conservatory

12' 4" x 10' 2" (3.76m x 3.10m)

Kitchen

13' 11" x 11' 11" (4.24m x 3.63m)

Dining room

11' 11" x 9' 11" (3.63m x 3.02m)

Utility room

WC

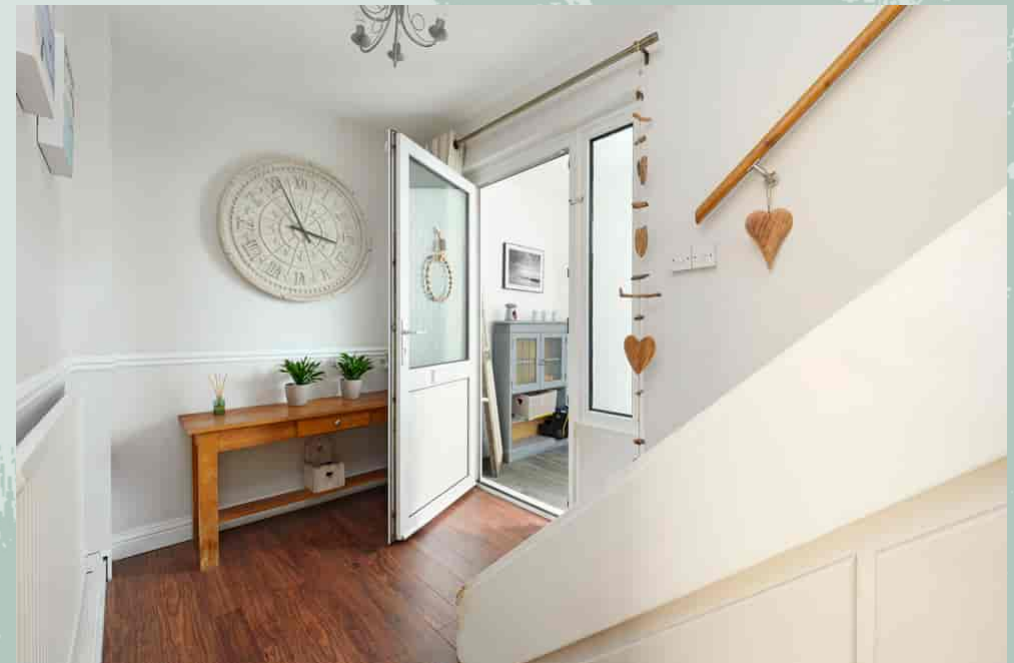
Bedroom one

18' 2" x 11' 9" (5.54m x 3.58m)

Shower area

First floor

Landing





Bedroom two

13' 1" x 12' 11" (3.99m x 3.94m)

Bedroom three

12' 11" x 11' 11" (3.94m x 3.63m)

Bedroom four

9' 9" x 8' 8" (2.97m x 2.64m)

Bathroom/WC

Outside

Frontage and parking

Five bar gate leads to gravel driveway serving one other property. There is a useful brick store.

Rear garden

The rear garden is a particularly attractive feature of the property offering peace and seclusion and ideal for relaxing with family and friends. There is a large decked sun terrace with pergola, lawn with central pathway to the summer house with another decked terrace. Border beds are well stocked with mature plants and trees making this garden a real place of pleasure.

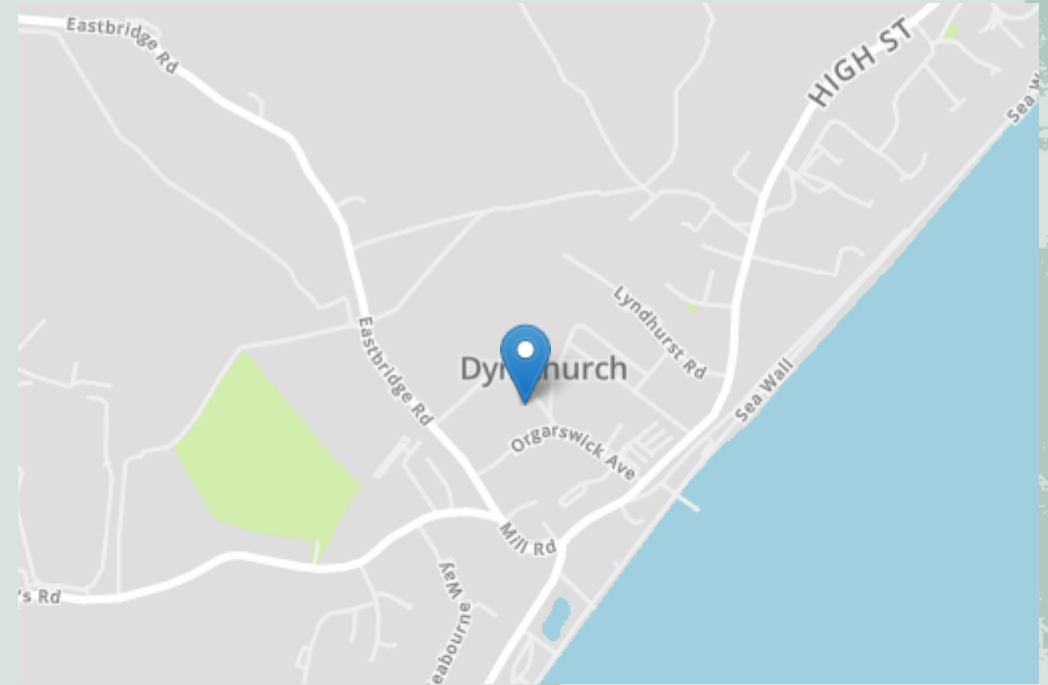
Heating

Gas









Need to Book a Viewing?

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Directions

For directions to this property please contact us

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lyding@laingbennett.co.uk

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www.laingbennett.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	81
(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	



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