

Pixie Way, New Romney, Kent

Offers Over: £475,000

Geering&Colyer
established 1910











Stylish and well-presented three bedroom detached family home built in 2020. The property offers generous room sizes throughout, with a good-sized secluded rear garden, driveway for several cars and garage.

The ground floor welcomes into an entrance hallway with stairs to the first floor, a spacious open plan family living space comprising of kitchen, lounge and dining area.

Kitchen is fitted with eye level electric oven and grill, on the counter gas hob and all integrated appliances such as dishwasher, fridge freezer and washing machine.

Lounge/diner to the back to the house with lots of natural light, from French door to the garden and full-height windows. There is also a downstairs WC. The whole of downstairs benefits from underfloor heating.

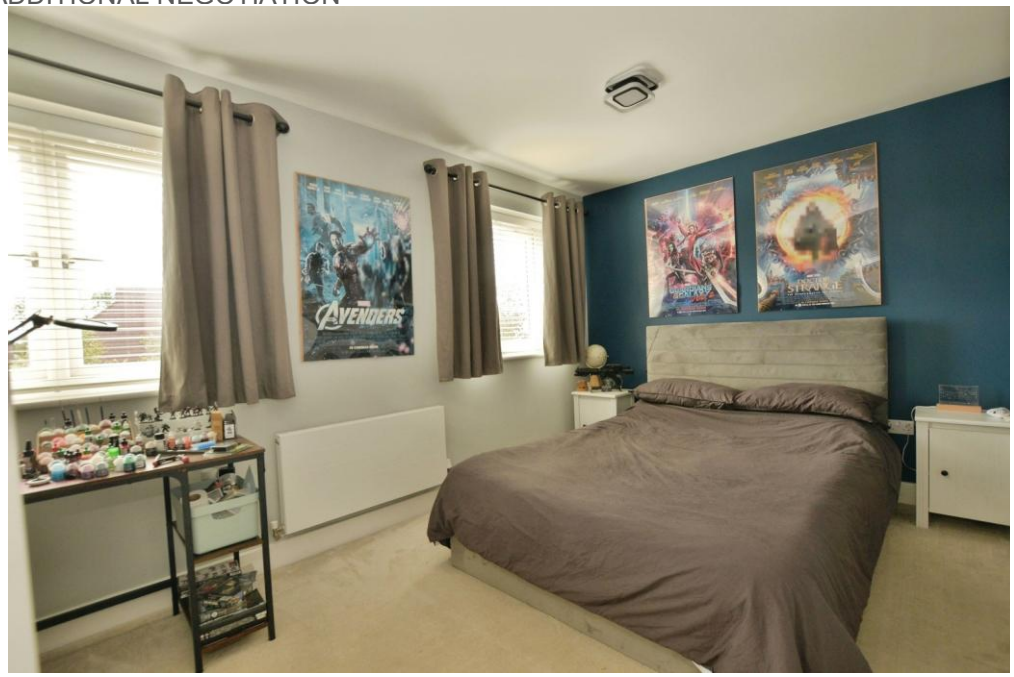
Upstairs the master has built-in wardrobes, picture windows and ensuite shower cubicle, hand basin and WC. There are two further double bedrooms and a family bathroom.

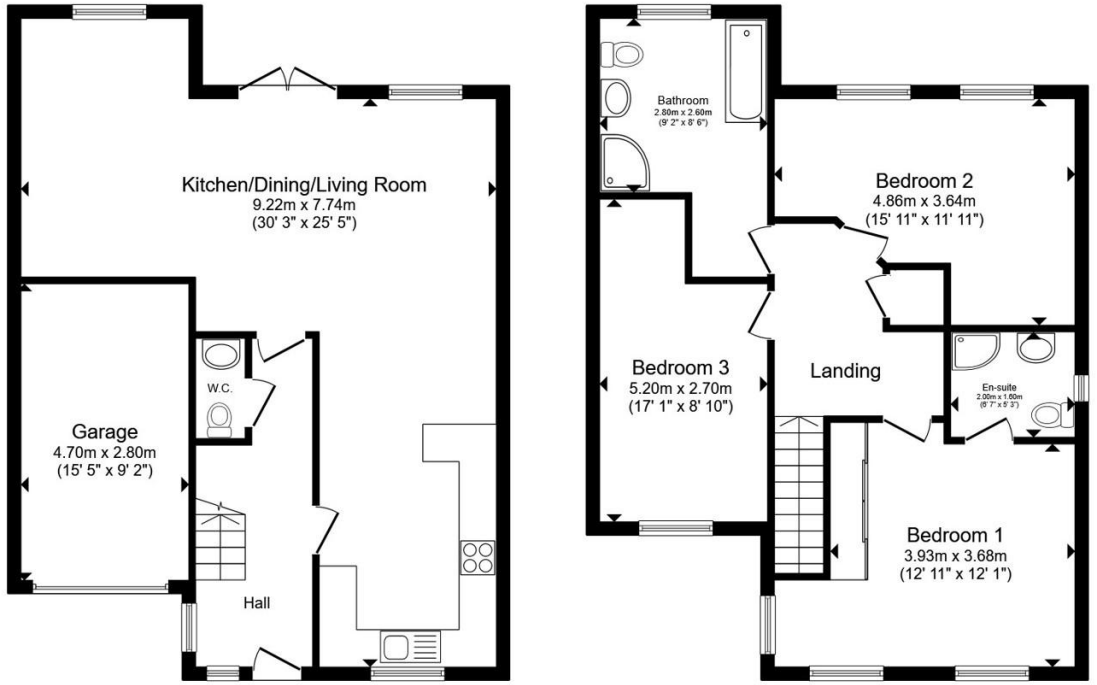
Outside the south west facing garden is mainly laid to lawn with patio area and outside bar to offer excellent space for outdoor hosting. The garden is completely enclosed with wrap round walls.

AGENCY NOTE – ELECTRIC CHARGING POINT ALSO AT THE PROPERTY UP FOR ADDITIONAL NEGOTIATION









Ground Floor **First Floor**

Total floor area 135.8 m² (1,462 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **D**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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