



Mulberry Close, St. Marys Bay

Romney Marsh

£400,000





## 8 Mulberry Close

St. Marys Bay, Romney Marsh

Spacious family home in St Marys Bay village. Modern townhouse with potential for multi-gen living. Open plan, modern kitchen, master ensuite, 4 beds, family bath. Integral garage, driveway, generous rear garden. Close to village amenities and sandy beach. Ideal for growing family or peaceful retreat. View now!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four/Five Bedroom
- Ground Floor Annex
- Large Open Plan Living Space
- Master Bedroom with En-suite
- All Double Bedrooms
- Village Central Location





## Entrance Hall

## Wc

## Sitting Room

10' 11" x 11' 1" (3.32m x 3.38m)

## Bedroom

11' 0" x 10' 1" (3.35m x 3.07m)

## Landing

## Open Plan Living Area

20' 4" x 21' 2" (6.21m x 6.46m)

## Master Bedroom

16' 0" x 11' 0" (4.88m x 3.35m)

## En-Suite Shower Room

## Walk in Wardrobe

## Landing

## Bedroom

11' 1" x 12' 6" (3.39m x 3.82m)

## Bedroom

13' 6" x 12' 6" (4.11m x 3.82m)

## Bedroom

10' 0" x 8' 4" (3.06m x 2.54m)

## Family Bathroom

7' 8" x 8' 3" (2.34m x 2.52m)

## Integral Garage

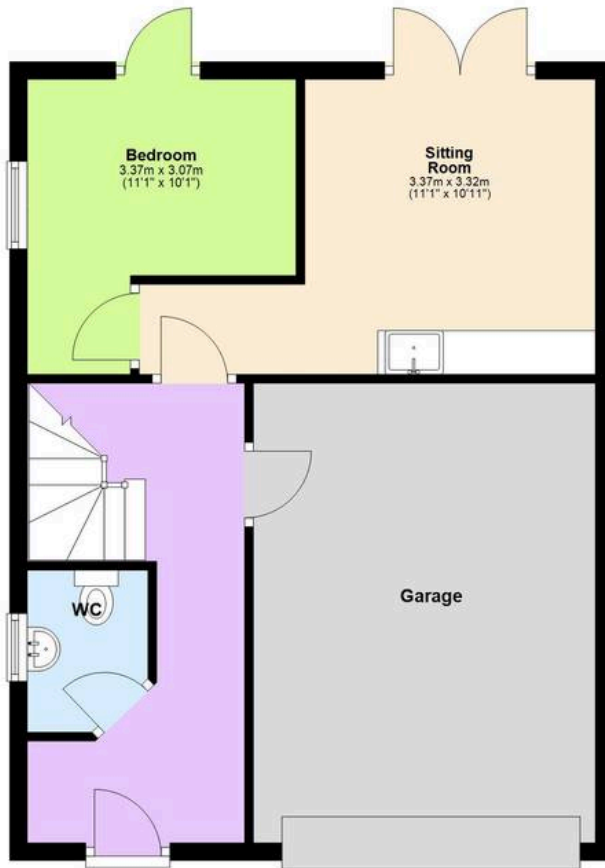






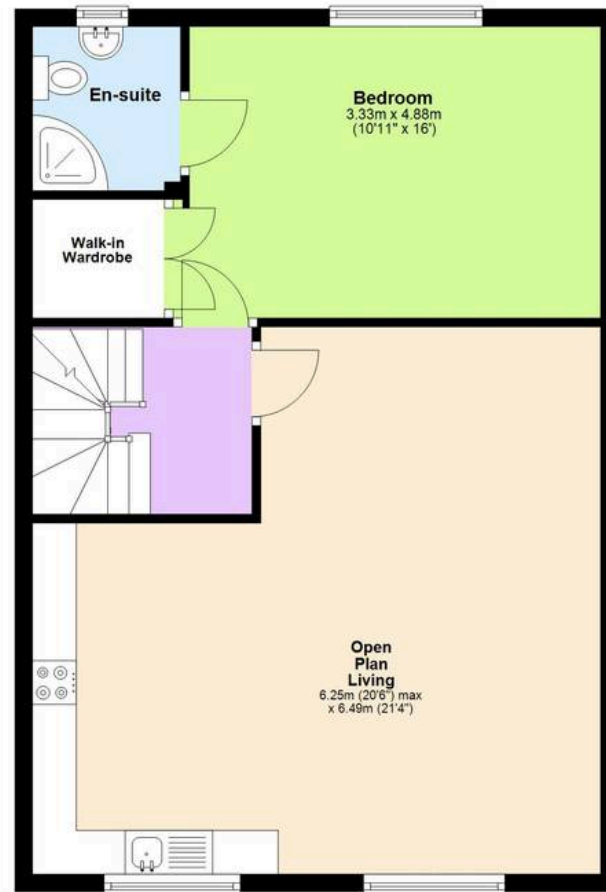
### Ground Floor

Approx. 56.6 sq. metres (609.6 sq. feet)



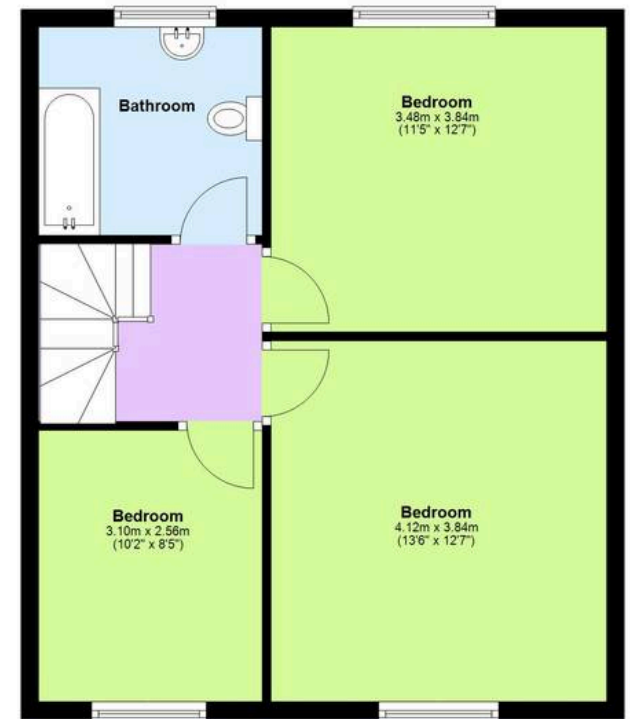
### First Floor

Approx. 62.9 sq. metres (676.7 sq. feet)



### Second Floor

Approx. 50.0 sq. metres (538.6 sq. feet)



Total area: approx. 169.5 sq. metres (1825.0 sq. feet)





## Skippers Estate Agents – New Romney

Andrew & Co, 55 High Street – TN28 8AH

01797 362898

[newromney@skippers-ea.co.uk](mailto:newromney@skippers-ea.co.uk)

[skippers-ea.co.uk](http://skippers-ea.co.uk)

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