



Terence Painter

ESTATE AGENTS

- Spacious Semi-Detached House
- 83' Rear Garden
- Three Double Bedrooms Plus Office Room
- Utility Room
- 18' Living Room
- Principal Bedroom With En-Suite
- Separate 15' Dining Room
- Central Broadstairs Location
- Fitted Kitchen
- Close to Shops, Beach, Transport Links and Shops



40 Bradstow Way, Broadstairs, Kent. CT10 1AJ.

Freehold £475,000

BEAUTIFULLY PRESENTED, SPACIOUS FAMILY HOME IN CENTRAL BROADSTAIRS WHICH OFFERS SO MUCH MORE THAN MEETS THE EYE!

This spacious home is situated in one of Broadstairs' most sought after roads and is within easy access of local schools, High Street, railway station and the picturesque sands of Stone & Viking Bay.

The spacious accommodation of this home is arranged over two floors, the ground floor comprises a welcoming and impressively sized entrance hall, 18' lounge with sliding door access to the rear garden, separate 15' dining room, downstairs w.c, kitchen with integrated appliances and a utility room with access to rear garden.

The first floor features three generously sized bedrooms; the principal bedroom having a modern en-suite, family bathroom and an office room. Externally this home continues to impress with a large 83' tiered rear garden that features both lawn and patio seating areas. There is a garage and a small area for off street parking suitable for a motorbike.

The generous size of this property will not fail to impress and is an ideal family home and perfect for those looking to upsize to the next level. Call Terence Painter Estate Agents now on 01843 866 866 to book your viewing now.

GROUND FLOOR

Entrance Hall

3.91m x 2.72m (12' 10" x 8' 11") Entrance via a part glazed UPVC front door. Carpeted flooring, radiator, coving, downstairs w.c.

Cloakroom/w.c.

1.02m x 1.48m (3' 4" x 4' 10") Tiled flooring and walls, down lights, low level w.c, corner wash hand basin with storage under, double glazed frosted window to side.

Dining Room

4.65m x 3.73m (15' 3" x 12' 3") This spacious dining room has a double glazed bay window to the front, coving, picture rail, radiator, high level skirting boards and a window to the living room with shelving and carpeted flooring.

Living Room

5.24m x 5.48m (17' 2" x 18' 0") This living room features double glazed sliding doors to the rear garden, feature electric fireplace, picture rail, TV point, coving and carpeted flooring.

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Kitchen

2.49m x 4.52m (8' 2" x 14' 10") Double glazed window overlooking the rear garden, door leading to the utility room, understairs storage cupboard housing meters, high and low level wooden kitchen units with roll edge countertops, two fitted electric ovens/grill and a ceramic hob inset to wooden worktops with an extractor hood over. There is an integrated fridge, space and plumbing for a dishwasher, stainless steel sink unit, down lights, localised wall tiling and tiled flooring.

Utility Room

1.71m x 5.66m (5' 7" x 18' 7") Double glazed frosted door and window to front, tiled flooring, space and plumbing for a fridge-freezer, roll edge countertop with storage units under, space and plumbing for washing machine, gas fired boiler and a part double glazed composite door to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, loft hatch, carpeted flooring and airing cupboard.

Principal Bedroom

4.71m x 3.29m (15' 5" x 10' 10") Double glazed box bay window to front, fitted wardrobes with sliding mirrored doors and feature lighting, TV point, carpeted flooring, down lights and door to the en-suite.

En-suite

2.07m x 3.68m (6' 9" x 12' 1") Tiled walls and flooring, double glazed frosted window to front, high level frosted window to the office room, low level w.c, panelled bath, corner shower cubicle with rainfall shower head and hand shower attachment, two chrome ladder style radiators and down lights.

Bedroom Two

5.46m x 3.47m (17' 11" x 11' 5") Double glazed window to rear, radiator, corner wash hand basin with storage under and localised wall tiling, picture rail and carpeted flooring.

Bedroom Three

2.52m x 4.55m (8' 3" x 14' 11") Double glazed window to rear, radiator, carpeted flooring and down lights.

Office Room

1.67m x 2.59m (5' 6" x 8' 6") High level frosted window to en-suite, carpeted flooring and down lights.

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Family Bathroom

1.66m x 4.56m (5' 5" x 15' 0") Double glazed frosted window to rear, low level w.c, panelled bath, radiator, shower cubicle, wash hand basin, part tiled walls, radiator and carpeted flooring.

EXTERIOR

Rear Garden

34' 6" x 83' 2" (10.52m x 25.35m) This well maintained 83' garden is beautifully portrayed over various levels. Entering the garden from the French doors in the living room or the utility room you will find steps with a hand rail taking you to an elevated level of the garden, which has a lawn area, flower beds inset into brickwork and further steps that lead to a patio seating area and a further lawn area that features a greenhouse and a timber shed. To the rear of the garden is a further elevated patio and an allotment area.

Front Garden

Patioed area and brick surround with steps leading up to front door, with open porch canopy over.

Parking

There is unrestricted on street parking to the front of the property.

Garage

5.30m x 2.67m (17' 5" x 8' 9") Light and power points, metal up and over door. The driveway to the front is only suitable for a motorbike or a vehicle of similar size.

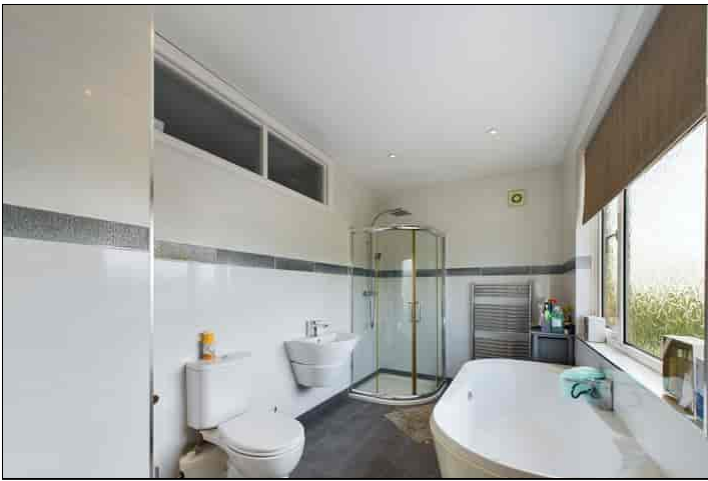
Council Tax Band

The council tax band for this property is D.



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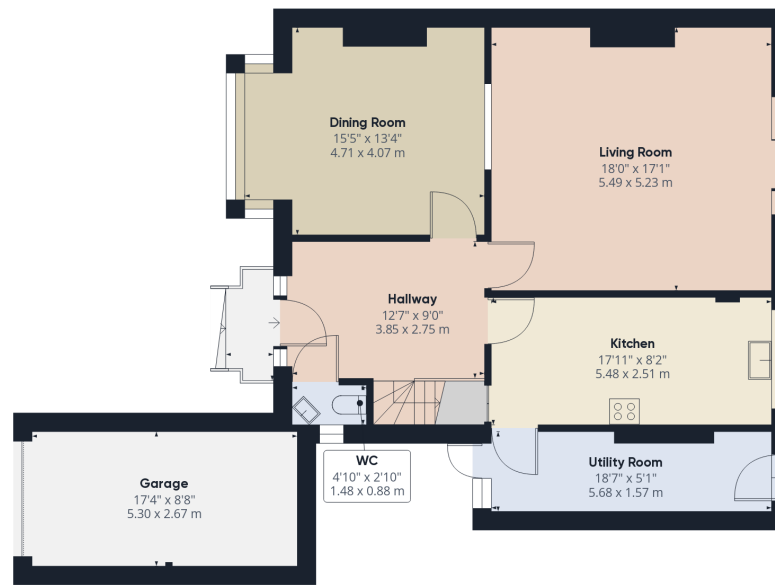


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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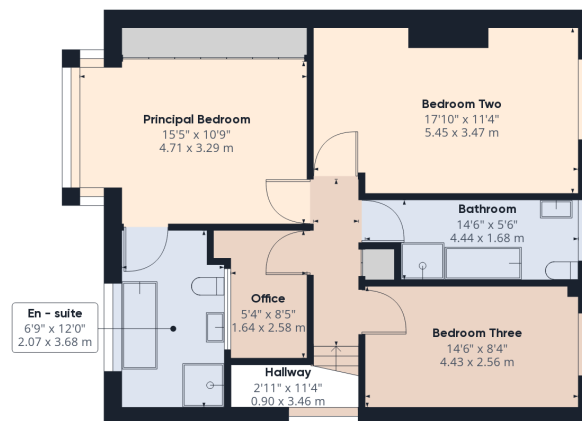


Ground Floor

Approximate total area⁽¹⁾

1814.1 ft²

168.54 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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