



Terence Painter

ESTATE AGENTS

- Three Bedroom House
- Semi Detached
- Extended Accommodation
- Well Presented
- En-Suite Shower Room/W.C.
- Family Bathroom/Utility
- 35'10" Open Plan Living Room & Dining Room
- Summer House, Sauna, Wet Room & W.C.
- Driveway With Ample Parking
- South Facing Rear Garden



Rickus House Stirling Way, Ramsgate, Kent. CT126QA.

Freehold £295,000

EXTENDED THREE BEDROOM FAMILY HOME WITH SUMMER-HOUSE & SAUNA!

This exceptionally well presented property has undergone many improvements undertaken by the current vendors who have created a welcoming and contemporary style family home.

The extremely generous accommodation of this home comprises a 35'10" open plan living and dining room with an adjoining well appointed kitchen with appliances, oak wood work-surfaces and a breakfast bar. The property benefits from an en-suite shower room/WC to the principal bedroom as well as a second full bathroom.

Situated in the south facing rear garden is a stunning feature summer house & sauna which includes a fully fitted sauna room with hot coals, an adjoining shower room and separate W.C.

This impressive home also features a spacious front garden providing ample block paved off-street parking and it even has an electric car recharging point!

Call Terence Painter Estate Agents now on 01843 866866 to book your appointment to view - you will not be disappointed.

Ground Floor

Entrance

Access into the property in via a part glazed UPVC front door into an entrance porch with fitted storage units, tiled flooring with under floor heating. There is a wooden door to the open plan kitchen/living room.

Open Living Room/Dining/Kitchen

35' 10" x 18' 7" max (10.92m x 5.66m max)

Living Room Area

The living area is to the front and middle of the room with a double glazed window to the front of the property, stairs to the first floor, door to the bathroom, understairs cupboard housing the boiler, feature wooden fireplace with an electric fire inset, radiator, television and telephone points, feature lighting and wooden flooring. This room is open to the kitchen/diner area.

Dining Area

This is a well defined room with the dining area featuring double glazed French doors to the rear, giving access to the garden and tiled flooring with under floor heating.

Kitchen Area

There is a double glazed window to the rear of the property which enjoys views over the garden. The kitchen comprises a matching range of wall and base units with integrated dishwasher, electric oven and induction hob with an extractor hood over. There is space for a low level fridge and freezer, breakfast bar with space for four bar stools, ceramic sink inset to oak worktops, localised tiling, under unit lighting and tiled flooring with under floor heating.

Bathroom/W.C. & Utility

9' 11" x 6' 9" (3.02m x 2.06m) There is a frosted double glazed window to the side of the property. The suite comprises a large step in bath with shower and screen over, low level w.c, bidet and a wash hand basin inset to a vanity unit with an illuminated mirror over. There is a chrome towel radiator, extractor, space and plumbing for a washing machine and tumble dryer, feature lighting, tiled walls and flooring with under floor heating.

First Floor

Landing

There's a double glazed window to the side of the property, access hatch to the loft space, wood flooring and doors leading off to the bedrooms.

Rickus House Stirling Way, Ramsgate, Kent. CT126QA.

£295,000

Principal Bedroom

12' 3" x 11' 11" (3.73m x 3.62m) There is a double glazed window to the rear of the property, television point, radiator and a door to the en-suite.

En-suite

There is a frosted double glazed window to the rear of the property. The suite comprises a large walk in shower unit with jet sprays, low level w.c, and a wash hand basin inset to a vanity unit with an illuminated mirror over. There is a chrome towel radiator, extractor, feature lighting, tiled walls and flooring.

Bedroom Two

11' 2" x 12' 1" (3.41m x 3.68m) There is a double glazed window to the front of the property, radiator and carpet flooring.

Bedroom Three/Home Office

7' 1" x 6' 11" (2.15m x 2.12m) There is a double glazed window to the front of the property, radiator and wooden flooring.

Exterior

Rear Garden

Measuring 44' (13.40m) The south facing garden features a patio area immediately to the property with a paved footpath to the summerhouse/sauna. The remainder of the garden is laid to lawn with a side access gate, outside light and tap.

Summer House, Sauna, Wet Room & W.C.

15' 6" x 17' 3" (4.73m x 5.26m) This room is divided into three areas. There is the main summerhouse which the current vendors use as a games room and features a television point, drop down bar, electric heating, lights, power point and doors to the w.c and sauna/wet room. The w.c. has a frosted double glazed window to the front, low level w.c. pedestal wash hand basin and wall mounted water heater.

There is a wet room with a large wall mounted shower unit and a glass door leading into the sauna.

Front Garden

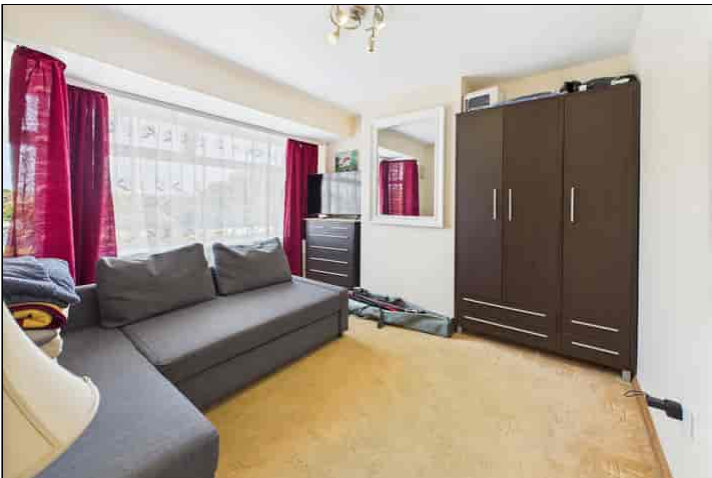
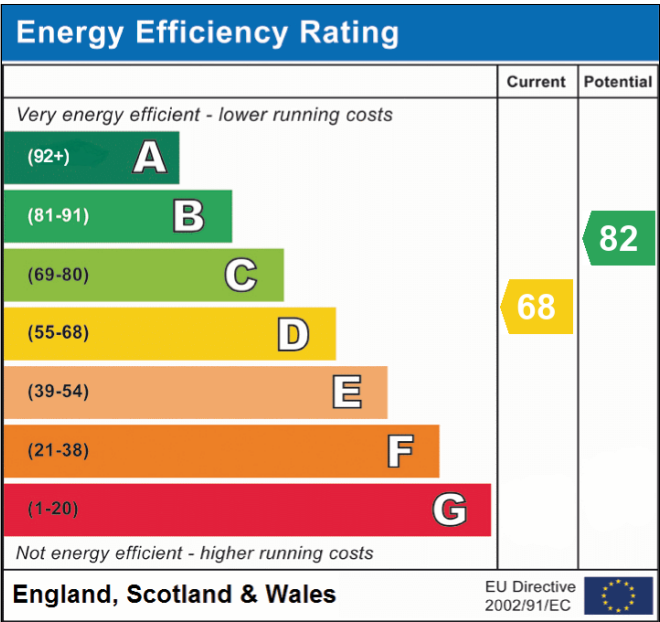
There is a blocked paved driveway which offers off street parking for two cars, electric car charging point and a side access gate.

Council Tax Band - B



Rickus House Stirling Way, Ramsgate, Kent. CT126QA.

£295,000

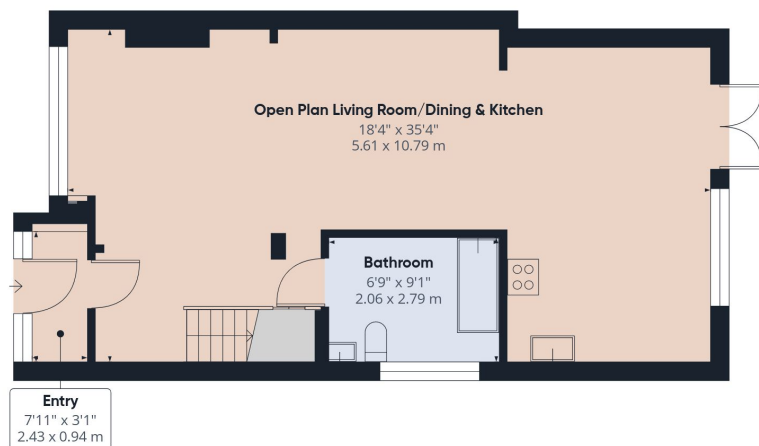


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

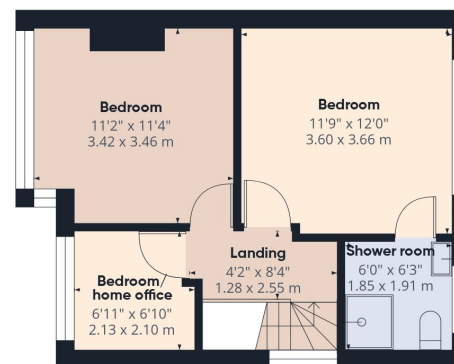
These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.

Terence Painter

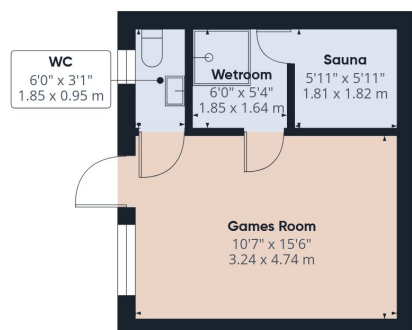
ESTATE AGENTS



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1271 ft²

118.1 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Rickus House Stirling Way, Ramsgate, Kent. CT126QA.

£295,000

01843 866 866 www.terencepainter.co.uk