

Terence Painter

ESTATE AGENTS



- Five Bedroom Semi Detached House
- One Bedroom Annex House
- Large Landscaped Gardens
- Principle Bedroom with Fitted Wardrobes & En-Suite Bathroom
- Ideally Situated for Local Shops and Schools & Transport Links
- Detached Double Garage & Large Driveway
- Stunning Fitted Kitchen/Diner with Integrated Appliances
- Spacious & Flexible Living Accommodation
- Large Garden Cabin with Toilet, Lighting & Power
- Immacuately Presented Throughout

53 Manston Road, Ramsgate, Kent. CT11 0RH.

Freehold £600,000

SPACIOUS & IMMACULATEDLY PRESENTED FIVE BEDROOM, TWO RECEPTION ROOM FAMILY HOME WITH A SEPERATE ONE BEDROOM ANNEX HOUSE!

This home really epitomises a property which offers spacious and versatile living accommodation and is a true credit to the current home owner who over the years has undertaken an extensive schedule of works inside and out to make it the stunning home it is today.

The main house comprises an entrance porch, welcoming entrance hall, 25'5" lounge/diner, double aspect family room and a high end fitted kitchen/diner with a wide range of integrated appliances, stone worktops and fitted seating. On the first floor level is a well appointed family shower room and five impressive size bedrooms including the principle bedroom which features fitted wardrobes and an en-suite bathroom.

Within the grounds of the property is a one bedroom annex house which has an independent front door and is ideal for multi-generational living, letting or holiday letting. There is an entrance hall, fitted kitchen, living room with French doors to the garden, well appointed bathroom and a 15'7" bedroom with fitted wardrobes.

Externally this home continues the spacious theme with large landscaped gardens to the rear and side, 15'6" timber cabin with toilet, light and power, brick built garden store room and a double garage with an abundance of off street parking to the front.

This really is an exciting and rare opportunity to purchase this home which has so much to offer so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

Main House - Ground Floor

Entrance

Access into the property is via a glazed UPVC door with side lights to the entrance porch.

Entrance Porch

2.18m x 0.92m (7' 2" x 3' 0") There is tiled flooring and a glazed composite door with side lights to the entrance hall.

Reception Room Two (Family Room)

4.66m x 4.53m (15' 3" x 14' 10") This double aspect room features double glazed windows to the front of the property and double glazed French doors to the side which provides access to the garden. There is a radiator, media points, wall lights and wood flooring.

Lounge/Diner

7.75m x 3.97m (25' 5" x 13' 0") This generous size and well defined room features a double glazed window to the front and double glazed French doors to the rear which provides access to the garden. There is a feature gas fireplace, media points, radiators and carpet flooring.

Kitchen/Diner

6.13m x 3.65m (20' 1" x 12' 0") This impressive kitchen comprises a double glazed window to the rear of the property and an extensive range of fitted high gloss wall, base and drawer units with a wide range of integrated appliances. There is a stainless steel sink unit inset to stone worktops with complementing upstands and automatic feature lighting.

The dining area benefits from a glazed UPVC door to the garden, storage cupboard, wine fridge, down lights, wall lights, television point and a fitted booth style dining set with feature wall panelling.

Main House - First Floor

Landing

This is a U shaped carpeted landing with a loft hatch, fitted linen cupboard and doors leading off to the bathroom and bedrooms.

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Principle Bedroom

4.48m x 3.94m (14' 8" x 12' 11") This double aspect bedroom features double glazed windows to the front and side of the property, range of fitted wardrobes, radiator, carpet flooring and a door to the en-suite bathroom.

Principle Bedroom En- Suite Bathroom

3.06m x 1.46m (10' 0" x 4' 9") There is a frosted double glazed window to the rear of the property, panelled bath with mixer shower over, low level w.c, pedestal wash hand basin, towel radiator, fully tiled walls, down lights and an extractor.

Bedroom Two

3.64m x 3.28m (11' 11" x 10' 9") There is a double glazed window to the rear of the property, radiator, down lights and carpet flooring.

Bedroom Three

3.96m x 3.20m (13' 0" x 10' 6") There is a double glazed window to the front of the property, radiator and carpet flooring.

Bedroom Four

3.14m x 3.08m (10' 4" x 10' 1") There is a double glazed window to the rear, radiator and carpet flooring.

Bedroom Four

2.68m x 2.96m (8' 10" x 9' 9") There is a double glazed window to the front of the property, down lights, radiator and carpet flooring.

Bathroom

2.54m x 1.67m (8' 4" x 5' 6") There is a frosted double glazed window to the rear of the property, fully tiled corner shower cubicle and a low level w.c and wash hand basin which are inset to a vanity unit. There is a towel radiator, down lights and extractor.

Annex House - Ground Floor

Entrance

The annex house is attached to the side of the main house and benefits from an independent glazed composite front door to the entrance hall.

Entrance Hall

There are carpeted stairs to the first floor, radiator, carpet flooring and doors leading off to the kitchen and living room.

Living Room

5.51m x 3.60m (18' 1" x 11' 10") This double aspect room features a double glazed window to the front and double glazed French doors to the side which give access to the garden. There is a radiator, media points and carpet flooring.

Kitchen

3.08m x 2.38m (10' 1" x 7' 10") There is a double glazed window to the rear, large storage cupboard, range of fitted wall, base and drawer units with space and plumbing for appliances. There is a stainless steel sink unit inset to roll top work surfaces, radiator, localised wall tiling and tiled flooring.

Annex House First Floor

Landing

This is a carpeted landing with a loft hatch, double glazed window to the rear and doors leading off to the bedroom and bathroom.

Bedroom

4.76m x 3.58m (15' 7" x 11' 9") There is a double glazed window to the front of the property, range of fitted wardrobes, radiator and carpet flooring.

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Bathroom

2.13m x 1.81m (7' 0" x 5' 11") There is a frosted double glazed window to the front of the property, corner bath with mixer shower over, low level w.c, pedestal wash hand basin, towel radiator, tiled walls, extractor and down lights.

Exterior

Rear Garden

The side and rear gardens are connected via a rear gate. The rear garden features a large shaped Indian sandstone patio area with a lawned garden in the centre with a water feature.

There is a brick built garden store room and feature lighting.

Side Garden

This large V shaped garden features a shaped Indian sandstone patio area which is directly accessible via the main house. The remainder of the garden is mainly laid to lawn with a wide range of shrubs. There is a large wooden cabin and a door to the double garage.

Cabin

4.72m x 4.69m (15' 6" x 15' 5") This fantastic addition to this home features double glazed windows to the front and side, power point, lighting and a toilet and wash hand basin.

Detached Double Garage & Large Driveway.

6.34m x 5.68m (20' 10" x 18' 8") There is a metal up and over door to the front, glazed UPVC door to the side, lighting and power points. To the front of the garage is parking for up to six cars.

Council Tax Band

The council tax band is C.

Anti Money-Laundering Checks

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

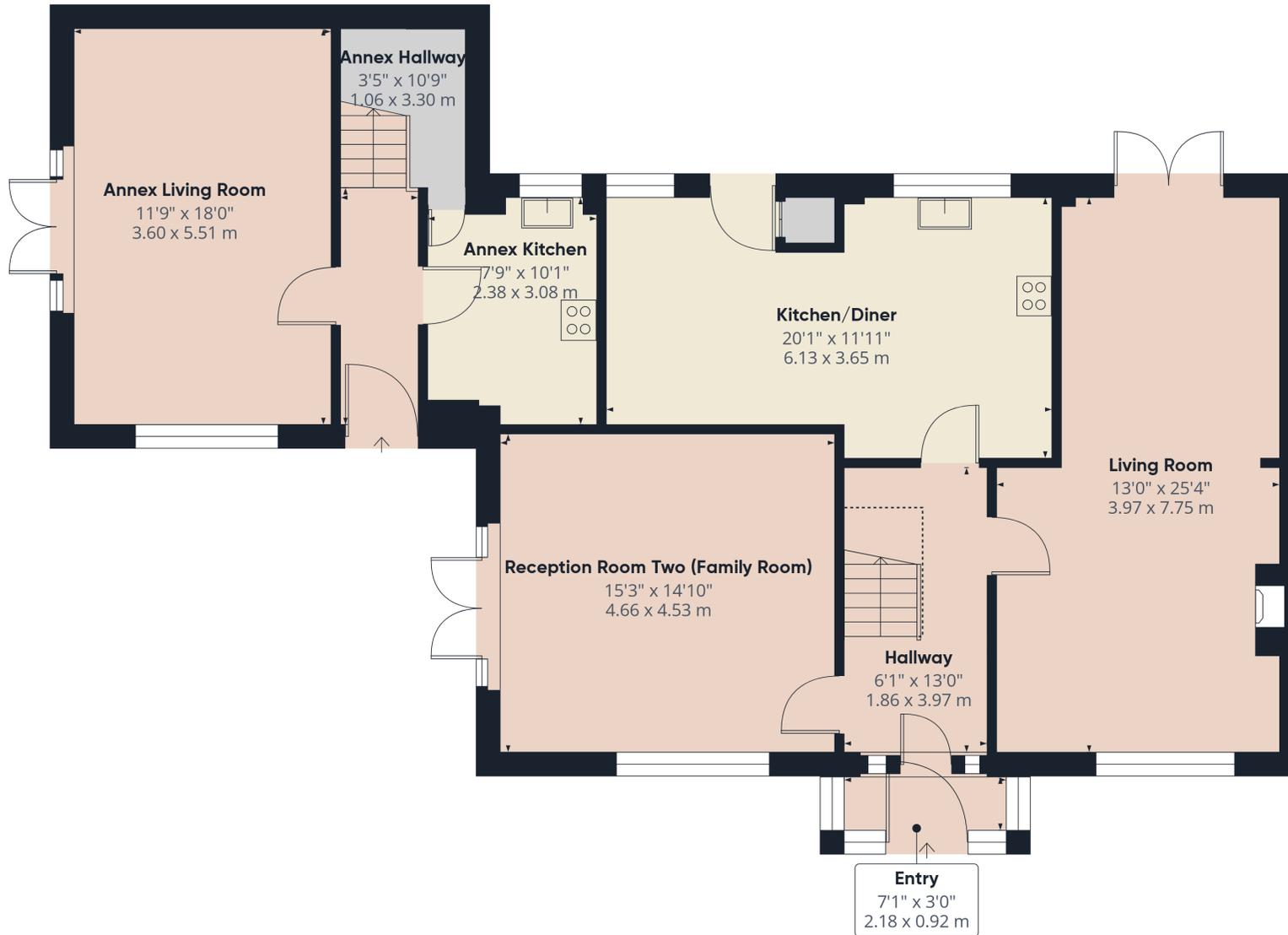


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

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.



Approximate total area⁽¹⁾

1236 ft²
114.7 m²

Reduced headroom

17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

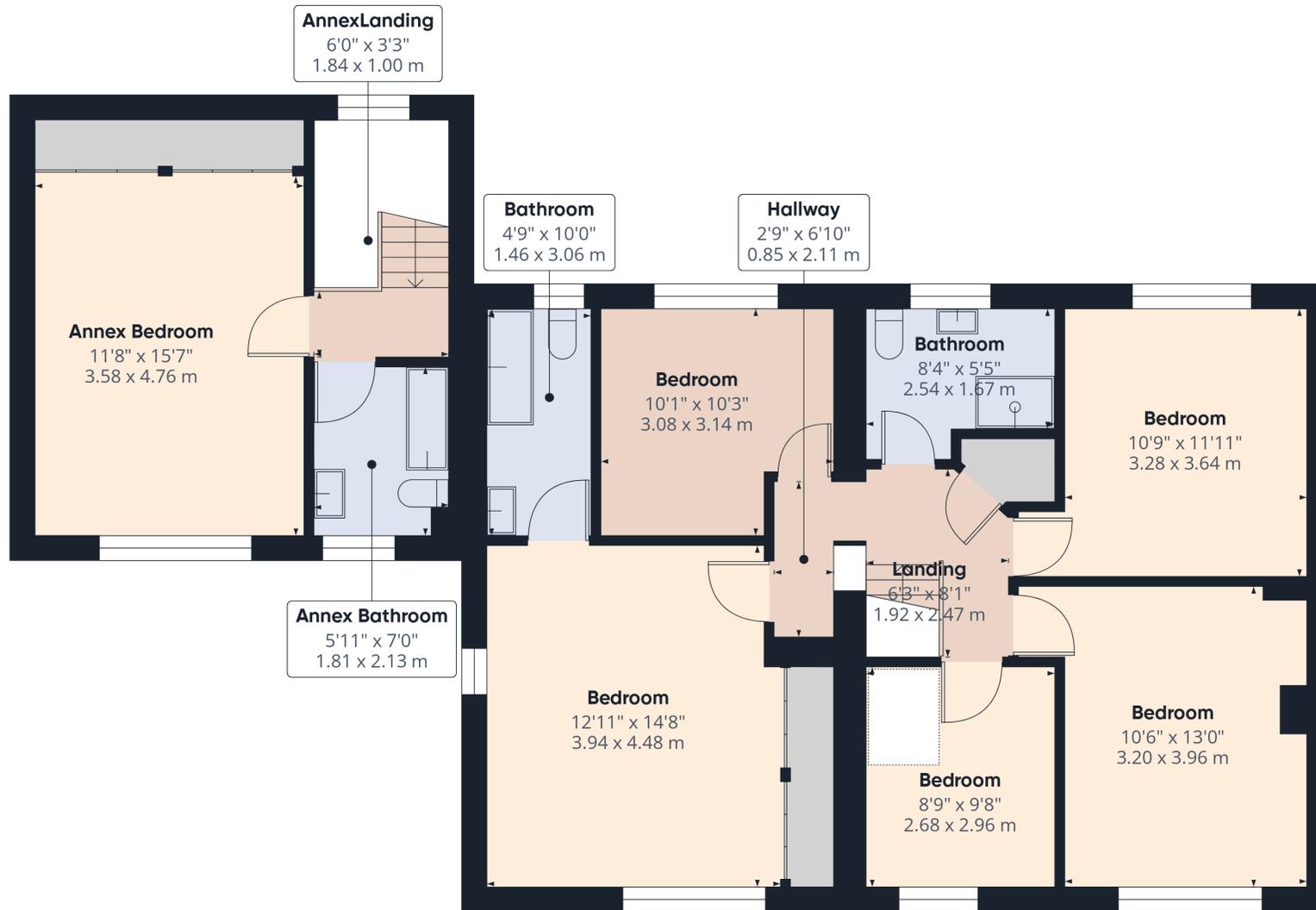
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor Building 1

53 Manston Road, Ramsgate, Kent. CT11 0RH.

£600,000



Approximate total area⁽¹⁾
1088 ft²
101 m²

(1) Excluding balconies and terraces

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Floor 1 Building 1

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Double Garage

20'9" x 18'7"
6.34 x 5.68 m

Approximate total area⁽¹⁾

384 ft²
35.7 m²

(1) Excluding balconies and terraces

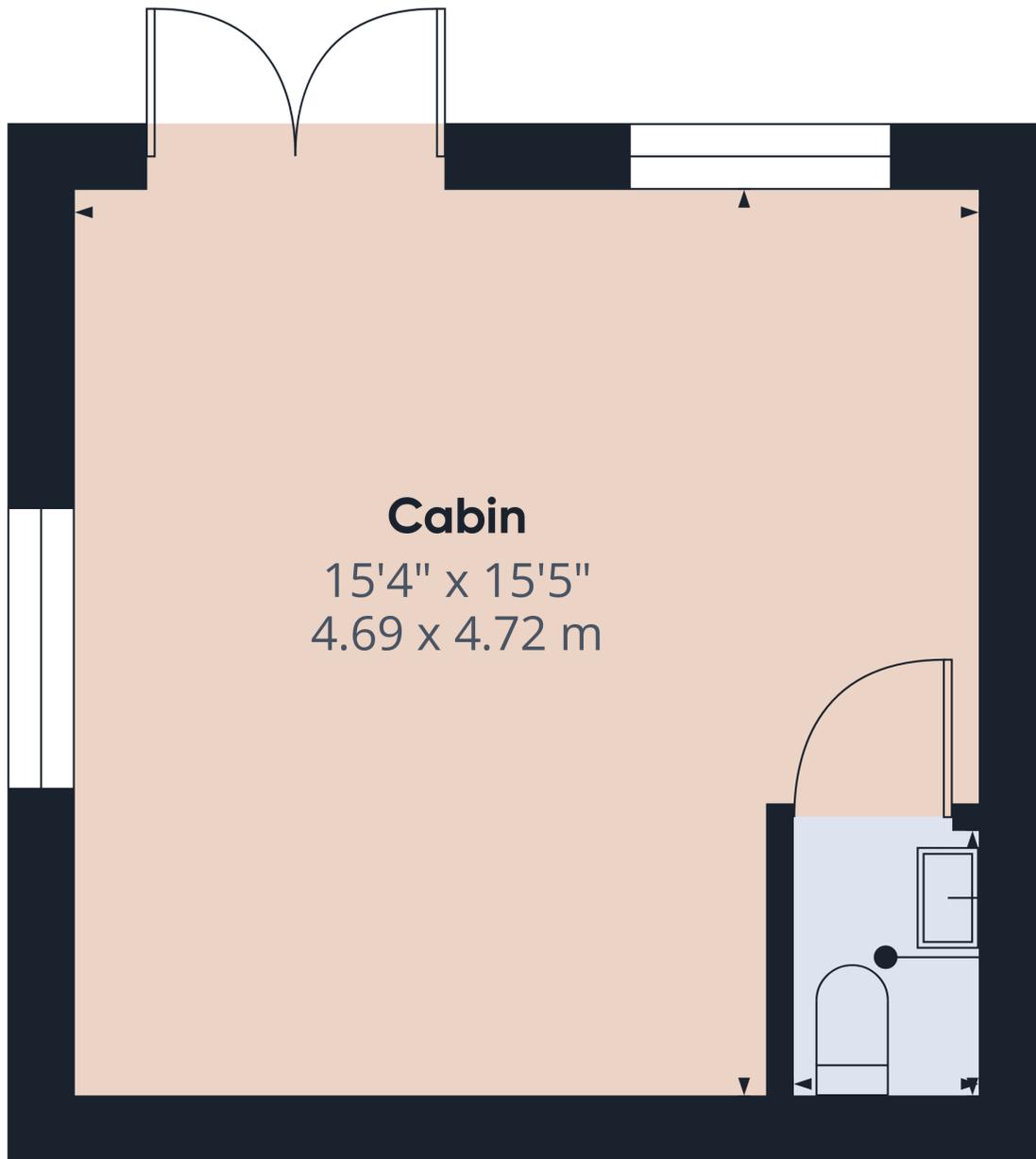
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 3

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£600,000



Cabin

15'4" x 15'5"
4.69 x 4.72 m

WC

3'5" x 4'8"
1.06 x 1.43 m

Approximate total area⁽¹⁾

237 ft²
22 m²

(1) Excluding balconies and terraces

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Ground Floor Building 2

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Garden Store

8'6" x 8'8"

2.59 x 2.66 m

Approximate total area⁽¹⁾

74 ft²

6.9 m²

(1) Excluding balconies and terraces

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Ground Floor Building 4

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£600,000