

Terence Painter

ESTATE AGENTS



- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Extended Accommodation
- Modern Fitted Kitchen with Integrated Appliances
- Conservatory
- Contemporary Shower room
- 82ft South-West Facing Rear Garden
- Double Driveway
- Located Close to Shops, Schools & Transport Links



4 Northdown Road, St Peters, Broadstairs, Kent. CT102UL.

Freehold £270,000

EXTENDED THREE BEDROOM SEMI DETACHED HOUSE IN THE HEART OF ST PETERS VILLAGE WITH AN 82' SOUTH-WEST FACING REAR GARDEN & DOUBLE DRIVEWAY

This is an exciting opportunity to acquire this attractive semi detached three bedroom home situated in the heart of the picturesque village of St Peters offering a traditional village lifestyle with a variety of independent shops, along with a public house, Co-op supermarket and chemist. The village is also served by a good selection of schools, doctors and a dental practice.

The extended accommodation of this home comprises a entrance porch, welcoming entrance hall, lounge with a tiled fireplace, dining room, conservatory and a modern fitted kitchen with integrated appliances. On the first floor are three bedrooms which all feature fitted furniture and a well appointed modern shower room.

Externally this home continues to impress with a double driveway and an 82'4" south-west facing rear garden with a large timber built summer house and pergola. Call Terence Painter Properties now on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance Porch

There is a door to the entrance hall.

Entrance Hall

There is a window to the side of the property, under stairs storage cupboards, carpet flooring and doors leading off to the lounge and dining room.

Lounge

3.85m x 3.20m (12' 8" x 10' 6") There is a double glazed window to the front of the property and carpet flooring.

Dining Room

4.03m x 3.55m (13' 3" x 11' 8") There are double glazed French doors to the conservatory, door to the kitchen and laminate wood flooring.

Conservatory

2.40m x 2.04m (7' 10" x 6' 8") There is a door to the garden and laminate wood flooring.

Kitchen

4.74m x 1.74m (15' 7" x 5' 9") There is a glazed UPVC door and double glazed window to the side of the property, double glazed window to the conservatory and a glazed UPVC door to the rear garden. The kitchen comprises a matching range of shaker style wall, base and drawer units with integrated electric oven/grill, ceramic hob with an extractor hood over, fridge/freezer and a microwave. There is space and plumbing for the washing machine, sink unit inset to roll top worksurfaces, localised wall tiling and vinyl flooring.

First Floor

Landing

There is a loft hatch, double glazed window to the side, carpet flooring and doors leading off to the bedrooms and shower room.

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Bedroom One

3.66m x 3.10m (12' 0" x 10' 2") There is a double glazed window to the front of the property, carpet flooring and fitted wardrobes and dressing table.

Bedroom Two

3.05m x 2.45m (10' 0" x 8' 0") There is a double glazed window to the rear of the property, carpet flooring and fitted wardrobes.

Bedroom Three

2.30m x 1.61m (7' 7" x 5' 3") There is a double glazed window to the front of the property, carpet flooring and fitted wardrobes.

Shower Room (Former Bathroom)

There are two double glazed windows to the side of the property, low level w.c and wash hand basin inset to a vanity unit, large fully tiled walk in shower cubicle, chrome ladder style towel radiator, fully tiled walls, down lights and vinyl flooring.

Exterior

Rear Garden

25.10m x 6.40m (82' 4" x 21' 0") This great size south-westerly facing garden which features an artificial lawned area with raised flower beds, large timber built summer house, timber built enclosed pergola and greenhouse.

Driveway

There is a double width driveway to the front of the property.

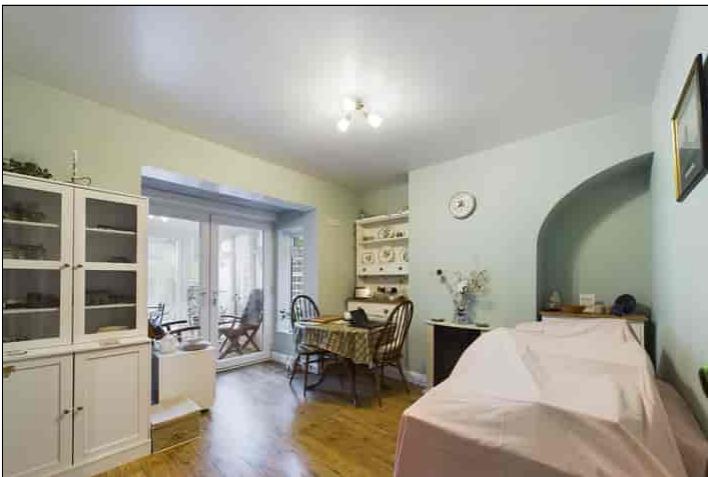
Council Tax Band

The Council Tax band is B.



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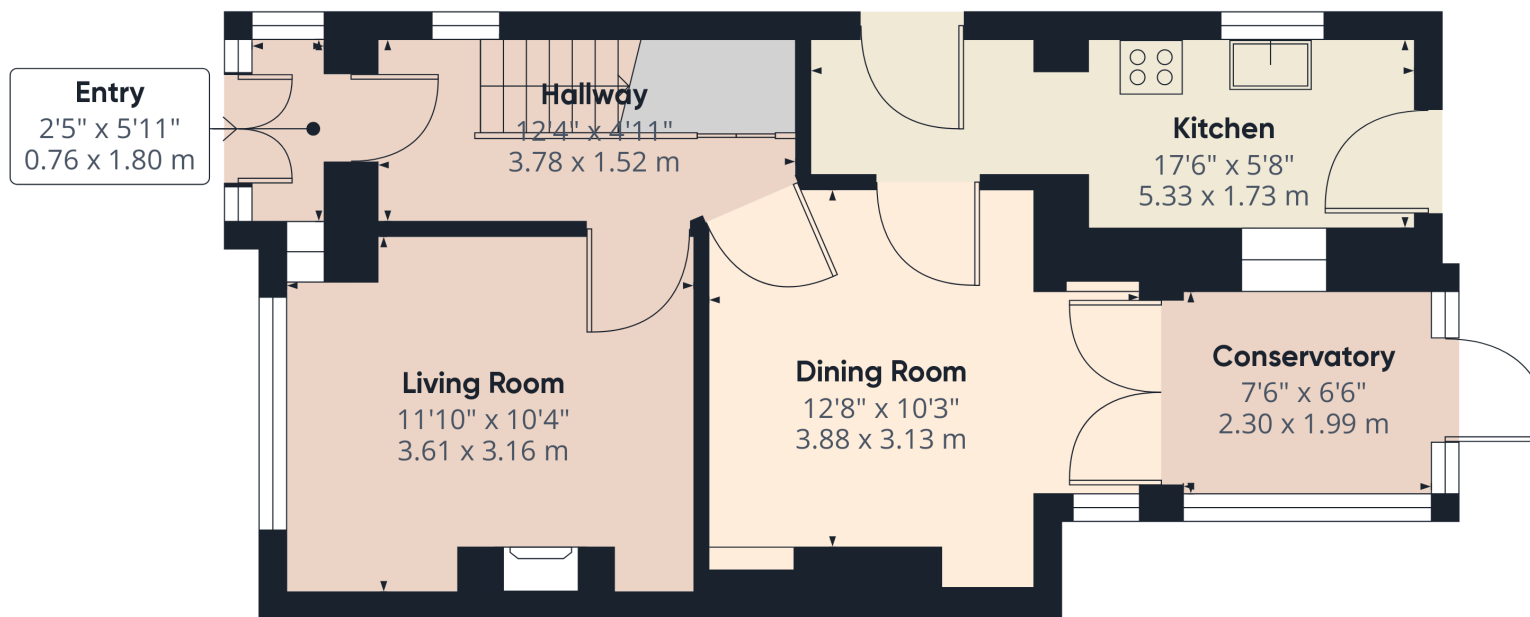


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁽¹⁾

450.57 ft²

41.86 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.

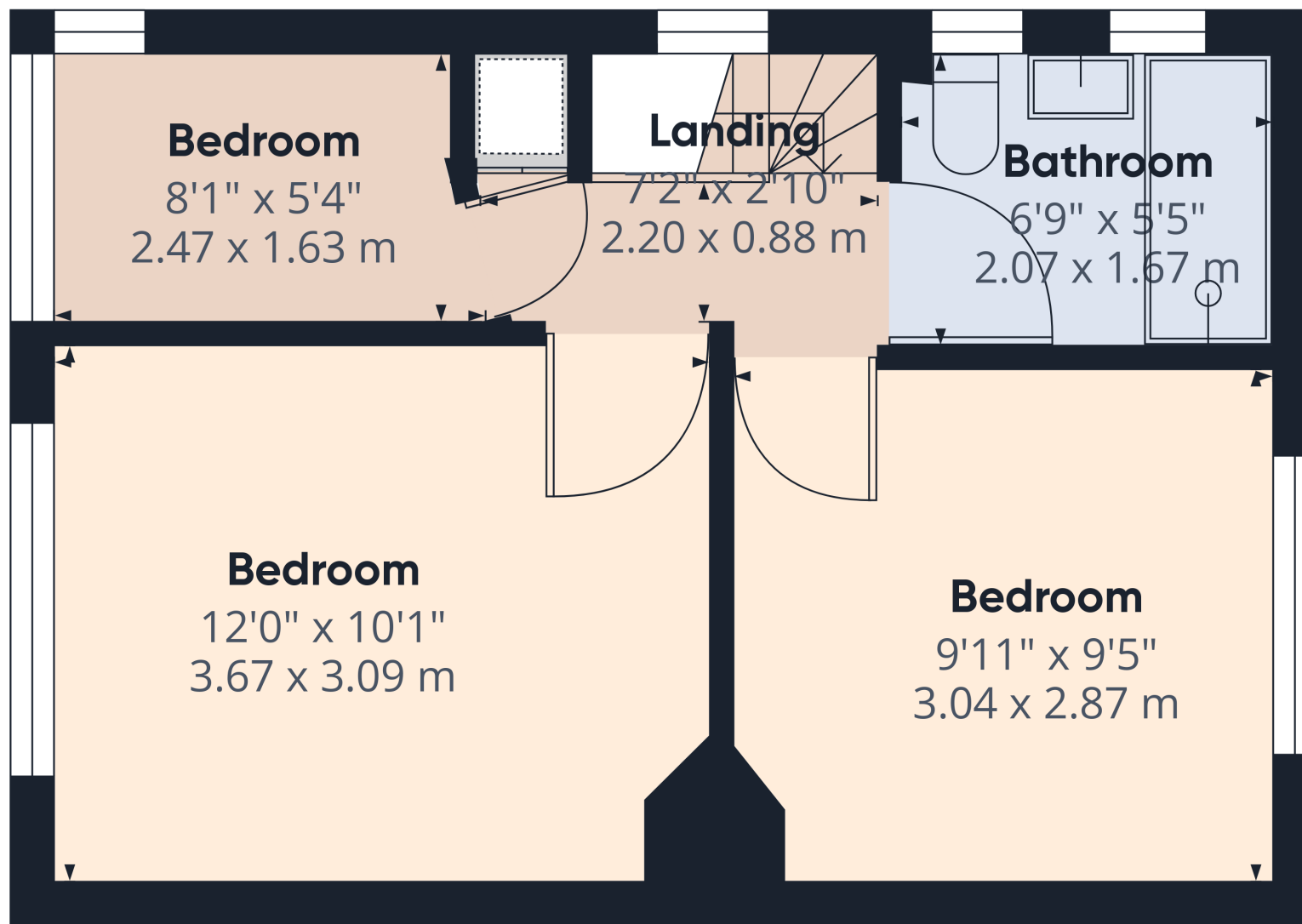
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Ground Floor

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Approximate total area⁽¹⁾

310.43 ft²

28.84 m²

(1) Excluding balconies and terraces

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Floor 1

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