

Terence Painter

ESTATE AGENTS



- Spacious Detached Family Home
- Four Double Bedrooms with En suite to Principle Bedroom
- Fitted Family Bathroom Suite
- Stunning Open Plan Livingroom, Kitchen & Dining Room
- Study, Utility & Cloakroom
- Tandem Garage with Driveway for up to Ten Vehicles
- Low Maintenance Garden with Patio Areas & Artificial Lawn
- Catchment Area for Schools
- Situated close to Stone Bay & Broadstairs Town Centre
- A Must See Property!

Fairwinds 30, Old Green Road, Broadstairs, Kent. CT10 3BP.

Freehold £975,000

A HOUSE NOT TO BE MISSED! IF YOU NEED SPACE BOTH INSIDE AND OUT AND A PROPERTY THAT IS TURN KEY READY, THEN THIS IS THE ONE FOR YOU! Terence Painter Estate Agents are proud to be marketing this fantastic four bedroom family home in the highly sought after Old Green Road Broadstairs. This property has been lovingly remodelled by the current owners and no expense has been spared. Upstairs there are four double bedrooms with En-suite to the Principle bedroom and a fitted family bathroom suite. On the ground floor the welcoming entrance hall leads to an office, downstairs cloakroom, utility room and a stunning fitted kitchen with Brazilian granite worktops and integrated NEff appliances including two double ovens, single oven, induction hob and microwave. There is an impressive centre island unit which opens up into the lounge and dining area with built in ceiling speakers, lighting and underfloor heating. From both the kitchen and the dining room there are bi-fold doors out to the garden with two granite paved patio areas with up lighting and an artificial central lawn. There is a large tandem garage with store room to the rear and a driveway to the front for up to ten vehicles.

Old Green Road is situated with in a short distance of the picturesque Joss Bay and both Broadstairs and St Peters High Streets. For families with children you will find you are ideally situated for local school catchment areas as well as being within a short walk of sporting facilities such as Thanet Wanderers Rugby ground, North Foreland Golf course and much much more. Call us today on 01843 866866 to arrange your viewing. Sole Agents.

Ground Floor

Entrance Hall

Via double glazed frosted glass door with outer storm porch.

"Karndean" flooring, double glazed windows to both sides, sky light window, inset spot lighting, two radiators, stairs to the landing, walkway to the kitchen and doors to all rooms.

Office

3.49m in to the bay x 2.37m (11' 5" x 7' 9") Double glazed triple aspect bay window to the front, "Karndean" flooring, wall units, radiator, inset spot lighting and telephone point.

Downstairs Cloakroom/W.C.

Low level w.c, wash hand basin with vanity unit under, double glazed frosted glass window to the side, heated towel rail, extractor fan and inset spot lighting.

Kitchen Area

5.32m x 4.37m (17' 5" x 14' 4") Range of matching fitted wall and base units with underlighting, granite work tops and splash back, "NEFF" induction hob with matching extractor fan and light over, two "NEFF" double ovens, "Neff Single oven and "Neff microwave. There is an impressive centre island unit with storage under, Brazilian Riverbed granite work tops, inset sink with mixer taps over incorporating a hot tap, atrium window above. Integrated dish washer, wine fridge, tall fridge and tall freezer, "Karndean" flooring with under floor heating, door to the utility room, bi-folding doors with inset blinds to the garden. Open plan to the dining room and living room.

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Living Room/Dining Room Area

10.22m in to the bay x 4.04m at widest point (33' 6" x 13' 3") Under stairs storage cupboard housing the meters, "Karndean" flooring with under floor heating, bi-fold doors with inset blinds out to the garden, security entry system touch pad, built in ceiling speakers and lighting, open plan to the living room.

Living Room - Television point, double glazed triple aspect bay window to the front with inset blinds, double glazed window to the side, "Karndean" flooring, two radiators and door to the hallway.

Utility Room

2.35m x 2.15m (7' 9" x 7' 1") Range of matching wall and base units with Brazilian riverbed granite work tops, inset sink with mixer taps over, double glazed window to the side and double glazed door to the side access and garden. "Karndean" flooring, space and plumbing for washing machine and tumble dryer, extractor fan and inset spot lighting.

First Floor

Landing

Radiator, "Velux" window to rear, loft access, inset spot lighting, linen cupboard and doors to all rooms.

Principle Bedroom

4.39m x 4.13m (14' 5" x 13' 7") There is a vaulted ceiling with four "Velux" windows with blackout electric blinds, double glazed window to the rear overlooking the garden, radiator, built in sliding wardrobes and door in to the en-suite.

En-suite Shower Room

2.57m x 1.81m (8' 5" x 5' 11") Fully tiled double width shower with side screen and both rainfall shower and hand held shower attachment. Wash hand basin with vanity unit under and mirror with lighting over. Low level w.c, heated towel rail, double glazed frosted glass window to the side, tiled flooring and inset spot lighting.

Bedroom Two

4.13m x 3.22m (13' 7" x 10' 7") Double glazed window to the rear, vaulted ceiling with two "Velux" windows with blackout electric blinds, radiator and television point.

Family Bathroom

2.73m x 2.13m (8' 11" x 7' 0") Wash hand basin with vanity unit under and small cupboard over, heated towel rail, low level w.c, panelled bath with folding shower screen with button activated shower. Part tiled to two walls, tiled flooring, inset spot lighting, double glazed frosted glass window to the rear and an extractor.

Bedroom Three

4.19m into recess x 3.74m into door well (13' 9" x 12' 3") Double glazed window to the front, radiator and television point.

Bedroom Four

3.38m x 4.21m into recess (11' 1" x 13' 10") Double glazed window to the front, radiator and television point.

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External Areas

Garden

19.10m x 9.53m (62' 8" x 31' 3") Raised granite tiled patio with up lighting and pathway to second patio area. Central artificial grass area, established flower beds, log store, access to both sides, two outside taps, power points, access to store room and garage and gates to the front of the property.

Store Room

2.93m x 3.77m (9' 7" x 12' 4") Power and light, double glazed window to the side, work tops and shelving and door to the garage.

Garage

10.81m x 2.91m (35' 6" x 9' 7") Electric up and over door, power and lighting.

Front of Property

Electric double gates which are operated via a secure video entry system leading onto the driveway for up to ten vehicles.

Agents Note

The council tax band is E.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	79
(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	

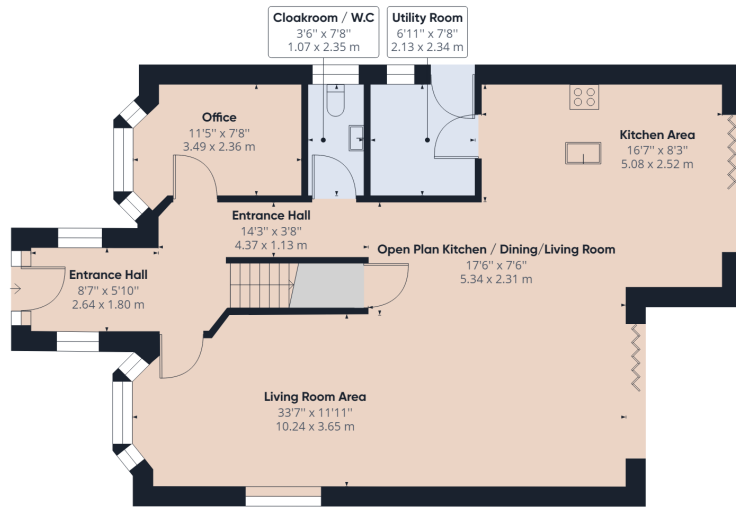


Viewing strictly by prior appointment with the Selling Agents
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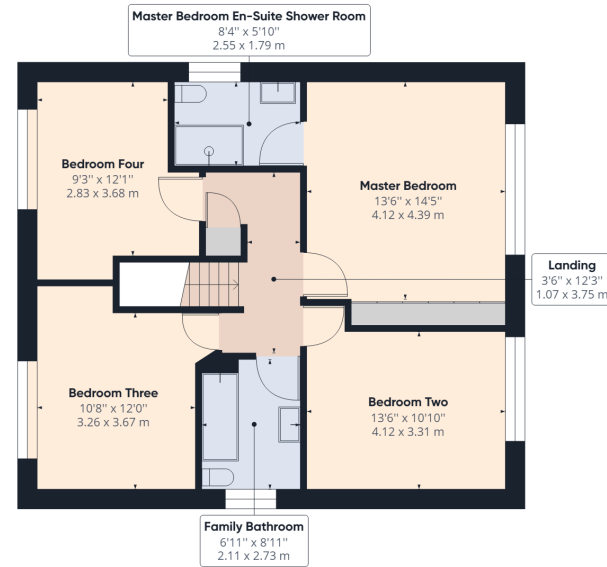
Email: sales@terencepainter.co.uk

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

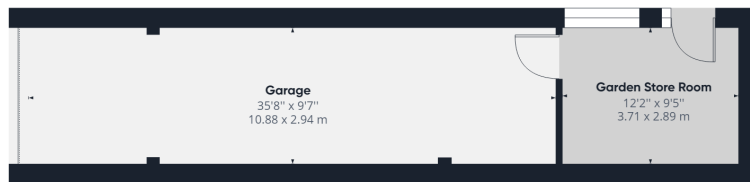
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2347.03 ft²

218.05 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.

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