

Terence Painter

ESTATE AGENTS



- Spacious Detached Bungalow
- Four Double Bedrooms
- High Specification
- Principal Bedroom With En-Suite
- Spacious Lounge
- Impressive Kitchen/Diner With Integrated Appliances
- Prestigious Kingsgate Location
- Close to Botany Bay & Cliff Top Walks
- Substantial Garden Room
- Utility Room
- Extremely Private West Facing Garden
- Low Maintenance Home



43a Fitzroy Avenue, Kingsgate, Broadstairs, Kent. CT103LS.

Freehold £825,000

AN EXTREMELY SPACIOUS MODERN DETACHED BUNGALOW LOCATED WITHIN THE HEART OF PRESTIGIOUS KINGSGATE, JUST A STONE'S THROW FROM PICTURESQUE BOTANY BAY!

Built in 2018 by the current owner this stunning spacious detached bungalow was designed and finished to their high specification and exacting standards. With so much on offer this amazing property would make the perfect retirement or family home without compromising on space. The property features a spacious and welcoming entrance hall, a stunning kitchen/diner and lounge both with doors opening onto the sunny and extremely west facing rear garden. There are four good sized bedrooms; with an en-suite to the principal bedroom, a family bathroom, and a utility room. The property also features a fantastic garden room which could be utilised as a home office, gym or hobby room.

Located within prestigious Fitzroy Avenue in the heart of Kingsgate, Broadstairs this beautifully presented low maintenance property is within just half a mile of local shops, restaurants and pubs. The cliff top lawns and stunning picturesque sandy beach at Botany Bay are within a few hundred metres. Broadstairs town and the mainline railway station with hi-speed service to London, St Pancras are approximately two and a half miles distant.

This truly is an opportunity not to be missed! - call 01843 866866 to book your viewing appointment - you will not be disappointed

### **Entrance**

Via open porch with composite front door and side light window leading to hallway.

### **Hallway**

Spacious hall with Amtico wood effect vinyl flooring. Doors leading to all rooms and open into the kitchen/diner. Hatch to part boarded loft space. Inset ceiling lighting. Inset air-conditioning unit. Radiator. Two built-in storage cupboards. Smoke and heat detectors. Airing cupboard housing hot water storage tank and with fitted shelving.

### **Bedroom One**

4.54m x 4.28m (14' 11" x 14' 1") Double glazed window to front with fitted blind. Range of fitted wardrobes. Fitted carpet. Radiator. Inset airconditioning vent. Door to:

### **En Suite Shower Room/WC**

2.89m x 1.94m (9' 6" x 6' 4") Obscure double glazed window to side with fitted blind. Fully tiled to walls and floor. Inset ceiling lighting. Fitted with shower cubicle with dual shower-head , wash basin with vanity storage under. Fitted storage with inset close coupled WC and quartz shelf over. Feature vertical chrome radiator.

### **Bedroom Two**

4.22m x 3.04m (13' 10" x 10' 0") Double glazed window to front with fitted blind. Range of fitted wardrobes to one wall. Fitted carpet. Radiator. Television point.

### **Bedroom Three**

4.36m x 3.45m (14' 4" x 11' 4") This room is currently used as a home gym. Double glazed window to side with fitted blind. Amtico vinyl flooring. Radiator. Inset ceiling lighting. Television point.

### **Bedroom Four/Home Office**

3.15m x 2.95m (10' 4" x 9' 8") Double glazed window to side with fitted blind. Fitted carpet. Radiator.

### **Bathroom**

2.93m x 2.63m (9' 7" x 8' 8") Obscure double glazed window to side with fitted blind. Fully tiled to walls and floor. Feature freestanding bath, shower cubicle with feature body-jet tower shower, wash basin with vanity storage under and low level WC. Feature vertical chrome radiator. Inset ceiling lighting.

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### Utility Room

2.38m x 2.04m (7' 10" x 6' 8") Double glazed window to side with fitted blind. Range of fitted storage cupboards incorporating integrated washing machine, tumble-dryer and wall mounted gas fired boiler. Quartz work surface area with complementing upstand and stainless steel inset sink unit. Amtico vinyl flooring. Inset ceiling lighting. Radiator.

### Lounge

6.52m x 4.44m (21' 5" x 14' 7") Spacious room with double glazed bi-fold doors with fitted blinds leading out to rear patio and garden. Fitted carpet. Two vertical radiators.

### Kitchen/Diner

8.46m x 4.75m (27' 9" x 15' 7") Bright and spacious room fitted with an extensive range of high-gloss units with quartz work surface area and complementing upstand with integrated appliances including two high level Neff electric ovens and larder style fridge and freezer. Large central island unit with quartz work surface area extending to provide a breakfast bar. Induction hob with surface inset extractor, inset stainless steel one and a half bowl sink with Quooker instant hot water tap and waste disposal. Integrated wine cooler. Central feature pendant lighting over and inset ceiling lights. Amtico vinyl flooring. Double glazed bi-fold doors with fitted blinds leading to patio and rear garden. Double glazed window to side with fitted blind. Two vertical radiators. Two ceiling inset air conditioning vents. Television point.

### Rear Garden

Good sized west facing rear garden with large patio area and pathway leading to the garden room, decking area with pergola over and a double storage shed. There is a central natural lawn area and planted raised borders. Gated access to both sides of the property with outside lighting, water tap, power and electric vehicle charging point.

### Garden Room

7.72m x 4.15m (25' 4" x 13' 7") Spacious brick-built detached garden room with two double glazed windows with fitted blinds overlooking the rear garden and central double glazed door. This room could be utilised as a home office, gym or games room. Air-conditioning heat and cooling system. Mechanical ventilation system. Inset ceiling lighting. Tiled floor. Fitted with a range of storage units, worksurface area, stainless steel sink unit with cold water feed and integrated washing machine. Space for under-counter fridge.

### Front Garden

To the front of the property is a walled garden with paved driveway providing off street parking, lawned area and planted borders.

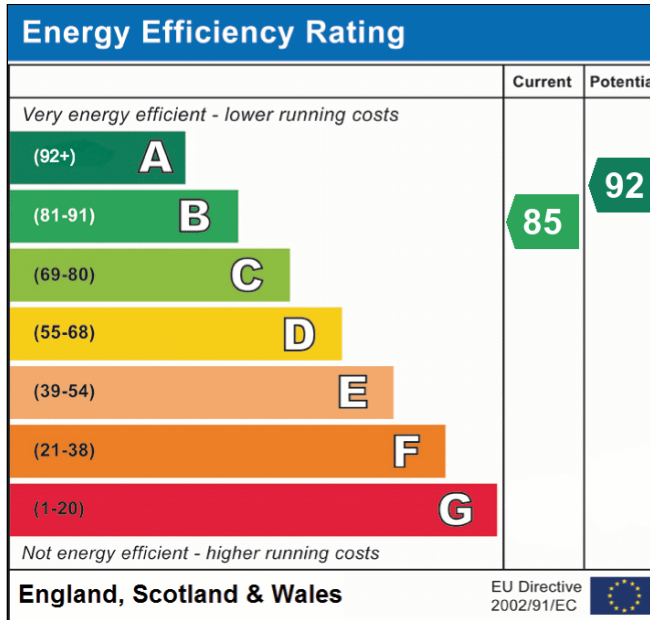
### Council Tax Band F



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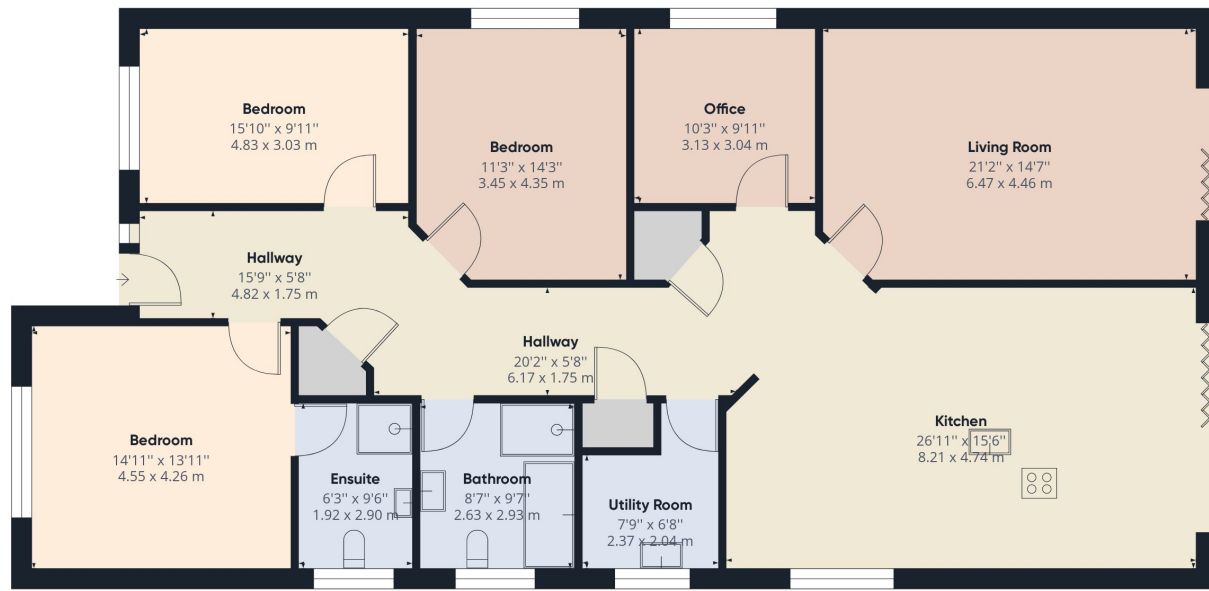


Viewing strictly by prior appointment with the Selling Agents  
**TERENCE PAINTER.**

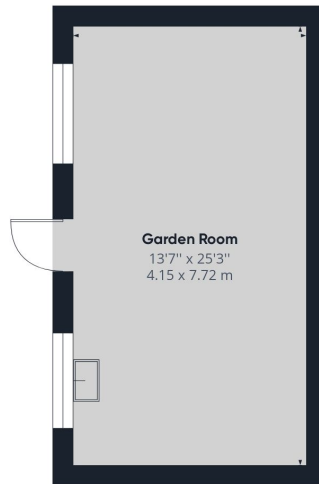
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Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2218.51 ft<sup>2</sup>

206.11 m<sup>2</sup>

(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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