

Terence Painter

ESTATE AGENTS

- Substantial Detached Period Property
- No Chain
- Six Bedrooms
- Town Centre Location
- Off Street Parking For One Car
- Easterly Facing Rear Garden
- Spacious & Airy Living Accommodation
- Close to all Local Amenities



12 Queens Road, Broadstairs, Kent. CT10 1NU.

Freehold £750,000

Situated in the heart of the town centre, this impressive six-bedroom detached house offers an exceptional opportunity for those seeking a spacious family home with impressive potential. Boasting no onward chain and perfectly positioned for easy access to local amenities, transport links, and schools, this residence combines convenience with generous living space in a truly enviable location.

This spacious detached house has been well maintained by the current owners and retains many of its original character features. The property benefits from a sought-after town centre location, providing a vibrant and convenient lifestyle. Residents will enjoy close proximity to a wide range of shops, cafes, restaurants, and entertainment venues, all within walking distance. Excellent transport connections make commuting straightforward, while nearby schools and parks ensure the area caters well to families.

Upon entering the home, you are welcomed into a spacious hallway that sets the tone for the rest of the property. The six bedrooms are generously proportioned, offering versatility to accommodate a large family or provide space for home offices, guest rooms, or hobbies. There are multiple reception areas designed for both family life and entertaining, large windows in the living areas allow natural light to flood in, creating a warm and inviting atmosphere throughout the home. Externally the front of the property oozes curb appeal and offers an off street parking space for one vehicle. To the rear there is a good sized; easterly facing, private paved garden with multiple seating areas.

The property is being offered with no forward chain. To arrange your viewing please call the sole selling agents Terence Painter on 01843 866866.

INTERNAL

Ground Floor

Entrance Hallway

7.40m x 1.92m (24' 3" x 6' 4") Entrance into the property is gained via a wooden, stained glass door. The entrance hallway sets the tone of the spacious nature of the house and features a stained glazed pane window to the front, radiator, understairs storage/cloakroom leading to cellar/utility area and wooden flooring.

Living Room

5.09m x 3.90m (16' 8" x 12' 10") The living room benefits from a large double glazed bay window to the front with shutter blinds, feature fireplace with a log burner, radiator, television point and wooden flooring.

Kitchen

3.83m x 3.02m (12' 7" x 9' 11") The kitchen features high and low level units, glazed frosted window pane to the side, a range of integrated appliances, freestanding electric oven with gas hob and extractor fan over, stainless steel sink unit inset to wooden countertops and wooden flooring.

Dining Room

3.52m x 2.21m (11' 7" x 7' 3") This bright and airy room is accessed via the kitchen and features a double glazed sliding door to the rear garden, two frosted glazed pane windows to the side, two wall mounted radiators and wooden flooring.

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Study

4.63m x 3.50m (15' 2" x 11' 6") The study benefits from a bay window to the rear with a double glazed door providing access to the rear garden. There is also a log burner, radiator and wooden flooring.

First Floor

First Floor Landing

There are carpeted stairs leading up to the bright and airy landing that is open to the gallery landing:

Gallery Landing

7.52m x 2.05m (24' 8" x 6' 9") The gallery landing features a wooden glazed door to the balcony and a double glazed window to the front both fitted with shutter blinds. There seating space, radiator, fitted bookshelves and carpeted flooring.

Bedroom Two

4.20m x 4.03m (13' 9" x 13' 3") Bedroom two has a large sash bay window to front with wooden shutters and a window seat with storage under, radiator and carpeted flooring.

Bedroom Three

3.92m x 3.49m (12' 10" x 11' 5") Bedroom three has a bay window to the rear with wooden shutters, a window seat and storage under, radiator and carpeted flooring.

Bedroom Four

3.89m x 2.56m (12' 9" x 8' 5") Bedroom four features a sash window to rear, radiator and carpeted flooring.

Shower Room

2.33m x 2.21m (7' 8" x 7' 3") There is a double glazed frosted window to the side, walk-in shower cubicle, low level w.c, wash hand basin, storage cupboard, chrome ladder style radiator, partly tiled walls and tiled flooring.

W.C.

1.32m x 0.86m (4' 4" x 2' 10") Featuring a glazed window to the side, low level w.c and a wash hand basin.

Second Floor

Second Floor Landing

4.68m x 3.17m (15' 4" x 10' 5") There are carpeted stairs leading to the second floor landing. There is also a double glazed skylight window, a deep alcove for a home office space and carpeted flooring.

Principal Bedroom

6.11m x 2.55m (20' 1" x 8' 4") The principal bedroom benefits from a double glazed window to the rear with wooden shutters, providing rooftop and distant sea views. There is also built-in wardrobe space, two radiators, wooden flooring and an en-suite shower room.

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En-Suite Shower Room

2.37m x 1.24m (7' 9" x 4' 1") Featuring a double glazed skylight, walk-in shower, wash hand basin, low level w.c and ceramic tile flooring.

Bedroom Five

4.26m x 3.67m (14' 0" x 12' 0") Bedroom five has a glazed window to front, feature fireplace, radiator and carpeted flooring.

Bedroom Six/ Office Room

3.31m x 2.23m (10' 10" x 7' 4") Featuring a glazed window to the front, radiator and carpeted flooring.

Bathroom

2.39m x 2.26m (7' 10" x 7' 5") There is a double glazed window to the side, panelled bath, wash hand basin and radiator.

W.C.

1.41m x 0.83m (4' 8" x 2' 9") Double glazed hatch window to the side and low level w.c.

EXTERNAL

Front/Parking

The front of the property benefits from its beautiful curb appeal and off street parking space for one vehicle.

Rear Garden

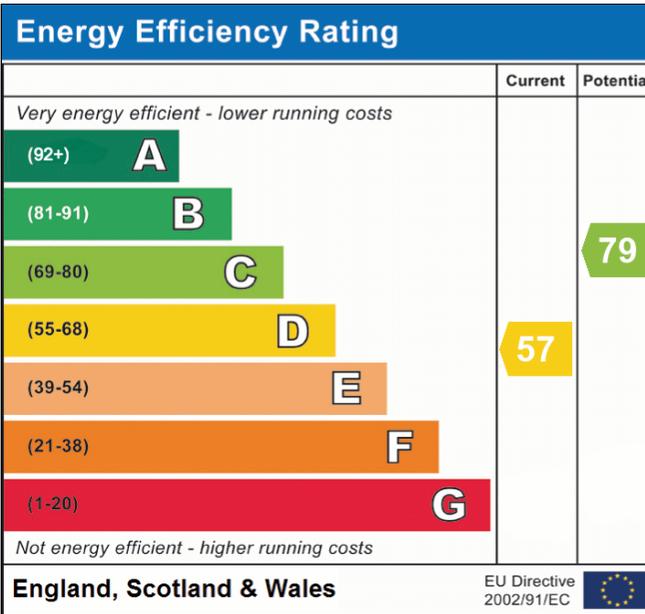
This home benefits from a low maintenance, easterly facing rear walled garden with a raised decked seating area immediately to the rear of the property, the rest of the garden has been tastefully paved and there is a pebbled border surround.

Council Tax Band - E.



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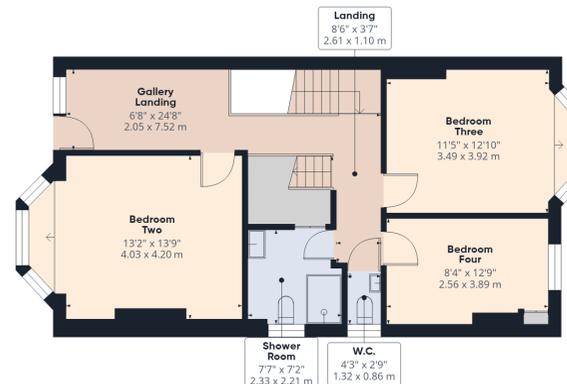
Email: sales@terencepainter.co.uk

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Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

2166 ft²

201.4 m²

Balconies and terraces

349 ft²

32.4 m²

Reduced headroom

96 ft²

8.9 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.

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