



Terence Painter

ESTATE AGENTS

- Detached House
- No Forward Chain
- Four Double Bedrooms
- Perfect School Catchment Area
- Garage & Driveway
- Beautifully Appointed & Spacious Accommodation Throughout
- Gallery Landing
- West Facing Garden with Garden Room
- Cul-de-sac Location



3 Fairfield Park, Broadstairs, Kent. CT102JT.

Freehold £550,000

Being offered to the market with no forward chain is this stunning four-bedroom detached house. The property boasts beautifully appointed, spacious accommodation throughout and is situated in a brilliant school catchment area making this an ideal family home!

No chain, four double bedrooms, west facing garden and an amazing catchment area are just a few of the standout features making this property a must view. Internally the ground floor of this home features an enclosed porch that opens into a welcoming and generously sized entrance hall, with understairs storage and a w.c. There is a double aspect 24" living room with a feature fireplace and double glazed doors to the rear garden, dining room and a kitchen with integrated appliances. At the heart of the home is an impressive gallery landing, adding a focal point with a bright, airy atmosphere. The upstairs also includes four double bedrooms with an en-suite shower room to principal bedroom and a well appointed family bathroom.

Externally this property offers a west-facing garden, complemented by a charming garden room and a terraced seating area. The garden space is ideal for children to play safely or for hosting weekend barbecues with friends and family. The front of the property oozes curb appeal, complemented by a driveway and garage.

Situated in the serene cul-de-sac of Fairfield Park, this house combines privacy and ease of access to surrounding primary and secondary schools, whilst being within easy reach of local amenities and Broadstairs Town.

Don't miss the opportunity to make this beautiful property your new family home, call Terence Painter Estate Agents to arrange your viewing on 01843 866 866.

INTERNAL

Porch

2.98m x 1.79m (9' 9" x 5' 10") Entrance into the property is gained via a UPVC stained glass door, the porch has two double glazed windows, exposed brick walls and tiled flooring.

Entrance Hall

5.19m x 3.08m (17' 0" x 10' 1") The entrance hall features a double glazed window to front, understairs storage cupboard, w.c, radiator, downlights and wooden flooring.

W.C.

1.57m x 0.91m (5' 2" x 3' 0") Including a double glazed frosted window to front, low level w.c, wash hand basin, radiator and wooden flooring.

Living Room

7.38m x 3.64m (24' 3" x 11' 11") The double aspect living room benefits from a double glazed window to front and double glazed windows and doors to rear garden, feature fireplace, television point, radiator and wooden flooring.

Dining Room

3.11m x 3.04m (10' 2" x 10' 0") The dining room features a double glazed window to rear garden, radiator and wooden flooring.

Kitchen

4.67m x 3.07m (15' 4" x 10' 1") The kitchen benefits from a double glazed window overlooking the rear garden, high and low level kitchen units, integrated appliances including: dishwasher, electric hob with extractor hood over and two electric ovens. There is a space and plumbing for washing machine, dryer and fridge-freezer. Ceramic sink unit inset to kitchen countertops, gas fired boiler, door to rear garden and tiled flooring.

Gallery Landing

6.15m x 3.10m (20' 2" x 10' 2") There is a carpeted staircase from the entrance hall that opens into a tranquil and spacious gallery landing featuring a double glazed window allowing natural light to seep through, radiator and carpeted flooring.

Principal Bedroom

4.45m x 3.62m (14' 7" x 11' 11") The principal bedroom features a double glazed window to rear, radiator, carpeted flooring an en suite shower room.

En-Suite Shower Room

3.07m x 0.82m (10' 1" x 2' 8") Featuring a double glazed frosted window to front, low level w.c, walk-in shower, wash hand basin, chrome ladder style radiator, downlights, tiled walls and flooring.

Bedroom Two

4.70m x 3.09m (15' 5" x 10' 2") Bedroom two has a double glazed window to rear, radiator and carpeted flooring.

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Family Bathroom

3.06m x 2.13m (10' 0" x 7' 0") The family bathroom features a double glazed frosted window to rear, airing cupboard, low level w.c, panelled bath with glass screen and shower attachment, wash hand basin, chrome ladder style radiator, downlights, tiled walls and flooring.

Bedroom Three

4.50m x 3.05m (14' 9" x 10' 0") Bedroom three has a double glazed window to front, radiator and carpeted flooring.

Bedroom Four

3.60m x 2.94m (11' 10" x 9' 8") Bedroom four features a double glazed window to front, built-in wardrobe, radiator and carpeted flooring.

EXTERNAL

Rear Garden

One of this properties standout features is its west facing garden, with a complimenting garden room/home office and a terraced seating area perfect for those summer nights.

Garden Room/Office

4.03m x 2.77m (13' 3" x 9' 1") Double aspect room with two glazed windows and a glazed door, power, lighting and carpeted flooring.

Garage

5.81m x 3.06m (19' 1" x 10' 0")

Front Garden/Driveway

The front of the property has an abundance of curb appeal and is quietly tucked away in the corner of the cul-de-sac. There is a brick paved driveway offering off street parking, two side access gates and a garage.

Council Tax Band - F.

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		
(69-80) C	79	80
(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.

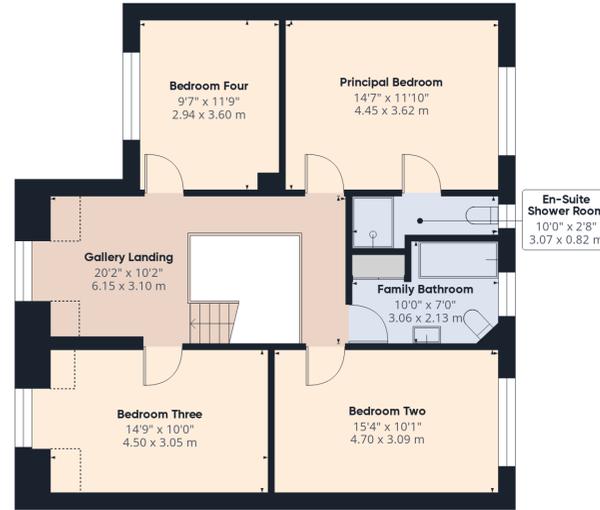
Email: sales@terencepainter.co.uk

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1942 ft²

180.4 m²

Balconies and terraces

96 ft²

8.9 m²

Reduced headroom

20 ft²

1.9 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.

GIRAFFE360

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