

Terence Painter

ESTATE AGENTS



- Detached Bungalow
- Two Bedrooms
- Kitchen/Diner
- No Forward Chain
- Peaceful Cul-de-sac Location
- Generous Gardens
- Garage & Driveway
- 20'1" Living Room
- Conservatory
- Close Proximity to Beach, High Street & Transport Links



9 Cornwallis Gardens, Broadstairs, Kent. CT101DW.

Freehold £475,000

SPACIOUS & WELL MAINTAINED DETACHED BUNGALOW LOCATED ON A GENEROUS PLOT NEAR THE DESIRABLE CHESS BOARD ESTATE AND BEING OFFERED WITH NO FORWARD CHAIN!

This charming two bedroom detached bungalow is located close to the ever popular chess board estate and is ideally situated within yards of the picturesque beach at Stone Bay and within a mile of Broadstairs High Street where you will find many shops, cafes, restaurants, schools and transport links. This home is being offered to the market with no forward chain and offers generous size living accommodation including a welcoming L shaped entrance hall, 20'01" living room, fitted kitchen/diner, conservatory, well appointed bathroom and two double bedrooms including the principle bedroom which boasts and extensive range of fitted furniture

Externally this home continues its spacious theme with well maintained gardens to the side and rear of the property, detached garage and driveway. Call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

The Bungalow

Entrance

Access is via a part glazed UPVC door to the side of the property.

Entrance Hall

This is an L shaped entrance hall with an airing cupboard, cloak cupboard, built in bookcase, loft hatch, carpet flooring and doors leading off to the living room, kitchen/diner, bedrooms and bathroom.

Living Room

6.13m x 3.96m (20' 1" x 13' 0") There is a double glazed window to the side of the property and double glazed sliding doors to the conservatory. This room features a granite fireplace with a gas fire inset, media points, radiators and carpet flooring.

Conservatory

4.00m x 2.84m (13' 1" x 9' 4") There are double glazed French doors to the garden, wall lights and tiled flooring.

Kitchen/Diner

3.39m x 3.34m (11' 1" x 10' 11") There is a double glazed window to the rear of the property and a glazed UPVC door to the side which provides access to the garden. The kitchen comprises a matching range of shaker style wall, base and drawer units with space and plumbing for a dual fuel cooker with an extractor hood over, washing machine and fridge/freezer. There is a ceramic sink with mixer tap inset to wood effect roll top worksurfaces, localised wall tiling, radiator, vinyl flooring and space for a dining table and chairs.

Bedroom One

4.42m x 3.95m (14' 6" x 13' 0") There is a double glazed window to the front of the property, radiator extensive range of fitted furniture, television point, down lights and carpet flooring.

Bedroom Two

3.46m x 3.12m (11' 4" x 10' 3") There is a double glazed window to the front of the property, radiator and carpet flooring.

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Bathroom

2.53m x 1.76m (8' 4" x 5' 9") There are two frosted double glazed windows to the side of the property, panelled bath with chrome mixer tap with shower attachment, pedestal wash hand basin, low level w.c, towel radiator, down lights, tiled walls and vinyl flooring.

Exterior

Garden

30.60m max x 12.90m middle garden measurement (100' 5" x 42' 4") The property sits on a generous size triangular corner plot with well maintained gardens to the side and rear of the property. Immediately to the property is a crazy paved patio area with a footpath which leads to the rear of the garden where there is a further hard standing area with a greenhouse. The remainder of the garden is mainly laid to lawn with a wide range of mature hedges and planting. There is a door to the garage

Garage & Driveway

5.27m x 2.90m (17' 3" x 9' 6") There is a remote activated up and over door to the front, window and door to the rear, lighting and power points.

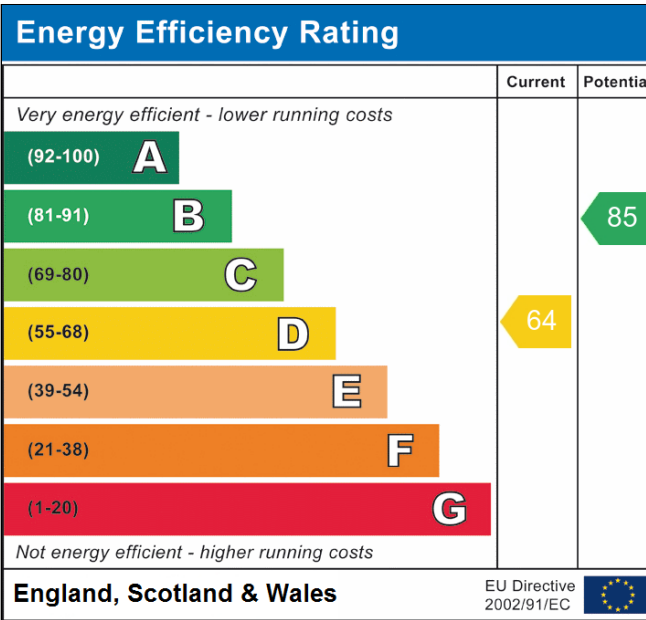
Council Tax Band

The council tax band is D.



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Viewing strictly by prior appointment with the Selling Agents
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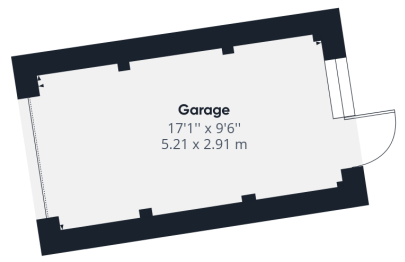
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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1096.87 ft²
101.90 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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