

Terence Painter

ESTATE AGENTS



- Detached Chalet Bungalow
- Four Double Bedrooms
- Open Plan Kitchen/Living/Family Room
- Extended, remodelled & Refurbished Approximately Four Years Ago
- 19'11" Lounge
- Prestigious Kingsgate Location
- Two Bathrooms
- Beautifully Maintained South Facing Rear Garden
- Peaceful Cul-de-sac Location
- Double Width Driveway & Garage
- Finished to a very High Specification



3 Capel Close, Broadstairs, Kent. CT10 3LR.

Freehold £650,000

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

Extended, remodelled and refurbished approximately four years ago by the current owners, 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, principle lounge and a stunning and extremely well appointed kitchen/dining/family room with two sets of bi-folding doors to the garden. There are two double bedrooms and a family bathroom with shower and bath on the ground floor and two further double bedrooms and a shower room on the first floor. The property also features a beautifully kept landscaped south facing rear garden with green house and large timber shed and to the front of this home is a double width block paved driveway and garage.

Located on a peaceful cul-de-sac just off the 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!

Ground Floor

Entrance

Access into the property is via double glazed UPVC double doors to the entrance porch.

Entrance Porch

1.33m x 0.85m (4' 4" x 2' 9") There is a further glazed UPVC door to the entrance hall.

Entrance Hall

6.23m x 1.29m (20' 5" x 4' 3") This is an impressive size and welcoming entrance hall featuring carpeted stairs to the first floor, storage cupboard, herringbone parquet wooden flooring, radiator and doors leading off to bedrooms one and two, lounge, bathroom and the open plan kitchen/dining/family room.

Lounge

6.06m x 3.77m (19' 11" x 12' 4") This generous size room features two double glazed windows to the side of the property, glazed French doors with sidelights to the open plan kitchen/dining/family room, two radiators, media points and carpet flooring.

Open Plan Kitchen/Dining/Family Room

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Kitchen Area

4.09m x 3.45m (13' 5" x 11' 4") The kitchen comprises an extensive range of fitted wall, base and drawer units with a wide range of integrated appliances including an electric oven/grill, microwave, full height fridge, full height freezer, dishwasher and an induction hob with an extractor hood over. There are two stainless steel sink units inset to quartz worktops with complementing upstands, peninsula unit with feature pendant lights over, down lights, Amtico flooring and a window and door to the side of the property which provides access to the utility/sunroom. The Kitchen area is open to the dining/family room area and enjoys views over the rear garden.

Dining/Family Room Area

8.56m x 3.91m (28' 1" x 12' 10") This area is the real hub of this home and is flooded with light thanks to two sets of bi-folding doors with integral blinds to the rear which open to the garden and windows to both sides of the room. There are glazed French doors with side lights to the lounge, feature rain activated lantern light, media points, radiator, down lights, wall lights and Amtico flooring.

Utility/Sun Room

2.76m x 1.22m (9' 1" x 4' 0") There is a door to the rear garden, space and plumbing for a washing machine and Amtico flooring.

Bedroom One

4.98m x 3.17m (16' 4" x 10' 5") This wonderfully bright and airy room features a double glazed bay window to the front of the property and a double glazed window to the side. There is an extensive range of fitted bedroom furniture, radiator and carpet flooring.

Bedroom Two

3.96m x 3.31m (13' 0" x 10' 10") This room is currently used as an office and has a double glazed window to the front of the property, radiator and carpet flooring.

Bathroom

3.01m x 2.29m (9' 11" x 7' 6") This very well appointed bathroom features a panelled bath with wall mounted chrome mixer tap, fully tiled walk-in shower cubicle with a fitted rain style shower head with a further hand held shower attachment, wall hung wash hand basin with chrome mixer tap and a low level w.c. Other features of this room include a fitted illuminated mirror, electric shaver point, chrome ladder style towel radiator, down lights, extractor, part tiled walls and tiled flooring with under floor heating.

First Floor

Landing

There is a Velux window to the side of the property, carpet flooring and doors leading off to the shower room and two remaining bedrooms.

Bedroom Three

4.42m x 4.29m (14' 6" x 14' 1") Located to the rear of the property, this impressive room features a window to the rear of the property and Velux windows to both sides. There is a vaulted ceiling with exposed beams, built in storage furniture, radiator and carpet flooring.

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Bedroom Four

4.51m x 2.27m (14' 10" x 7' 5") There is a large Velux window to the front of the property, eaves storage cupboards, radiator and carpet flooring.

Shower Room

2.56m x 1.96m (8' 5" x 6' 5") There is a Velux window to the side of the property, fully tiled corner shower cubicle, low level w.c, wash hand basin inset to a large vanity unit with a fitted mirror and lighting over. This room also has a chrome ladder style towel radiator, down lights, electric shaver points, extractor and Karndean vinyl flooring.

Exterior

Rear Garden

This beautifully kept garden features an Indian sandstone patio area immediately to the rear and side of the property. To the rear of the garden is a further Indian sandstone patio area. The remainder of the garden is mainly laid to lawn with well stocked flower borders. To the rear of the garden are steps up to a raised timber shed. There is an Rhino green house with toughened glass, access door to the side which provides access to the garage outside lighting and power points.

Front Garden/Driveway

There is a block paved double width driveway to the front of the property which also provides access to the garage. The front garden is mainly lawned with a range of mature hedges and shrubs.

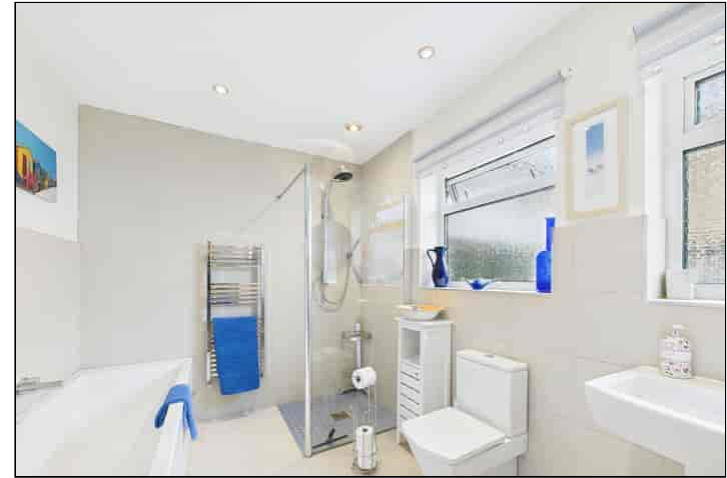
Council Tax Band

The council tax band is E.



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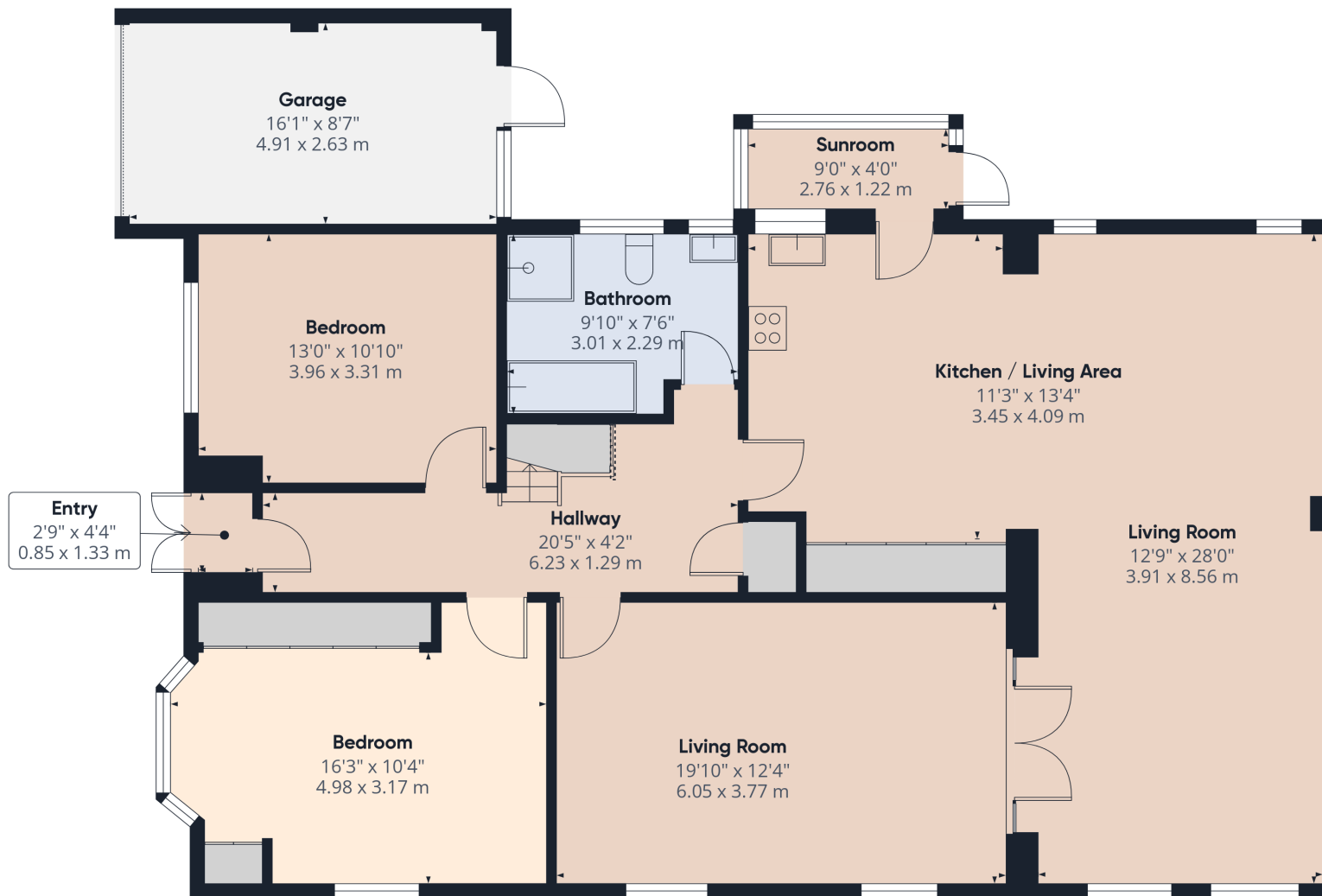


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Ground Floor

Approximate total area⁽¹⁾

1529.57 ft²

142.1 m²

Reduced headroom

0.65 ft²

0.06 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

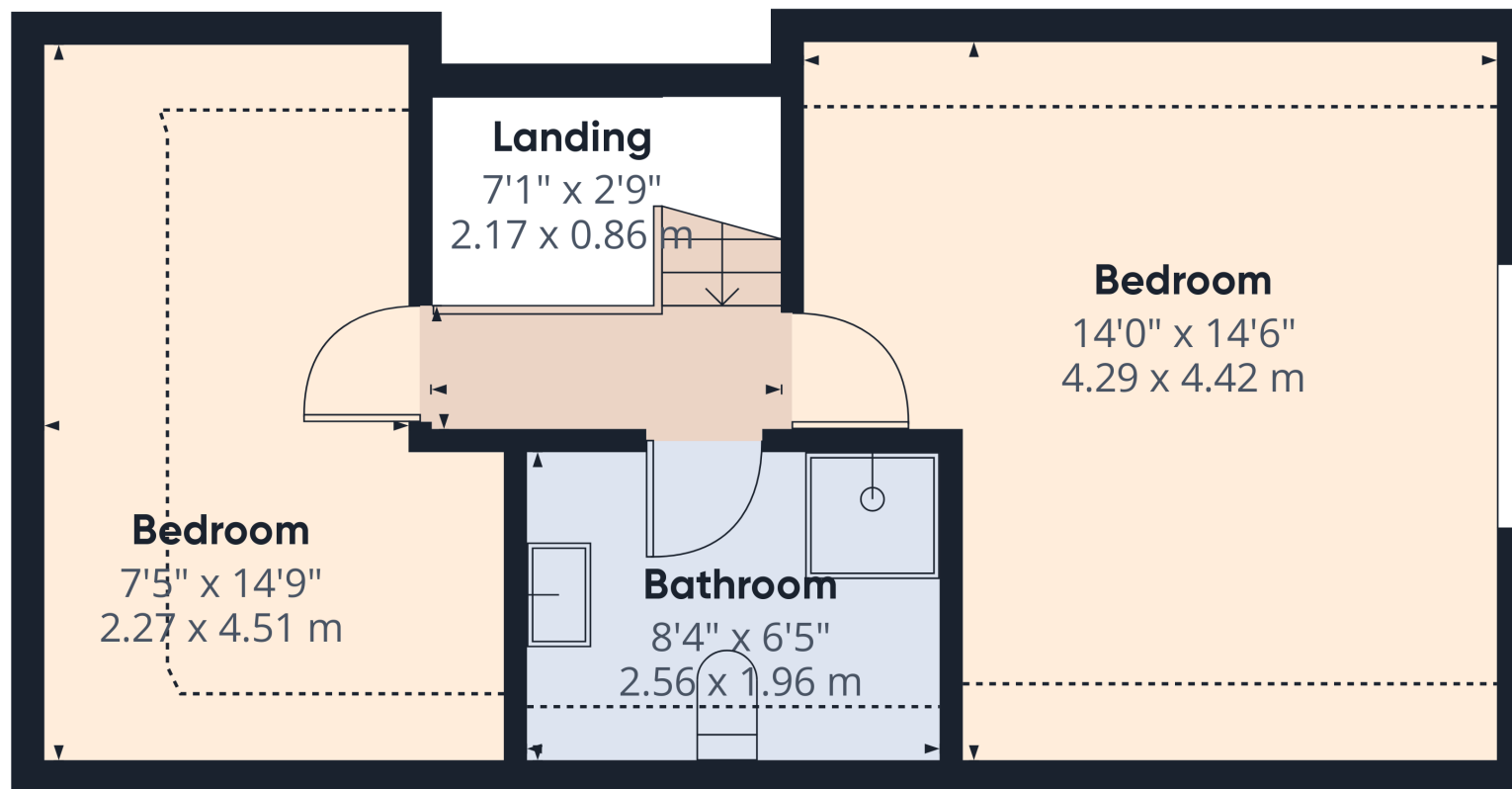
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Approximate total area⁽¹⁾

378.14 ft²

35.13 m²

Reduced headroom

99.23 ft²

9.22 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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Floor 1

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