

Terence Painter

ESTATE AGENTS



- Detached Bungalow
- Four Bedrooms
- 42'9" Kitchen/Living Room
- Impressive Fitted Kitchen with Neff Integrated Appliances
- Stunning Low Maintenance Rear Garden with timber Seating Area & Hot Tub
- Peaceful Cul-de-sac Location
- Principle Bedroom with Dressing Room & En-Suite Shower Room
- Well Appointed Bathroom with Large Shower & Jacuzzi Bath
- No Forward Chain
- Utility Room



170 Bradstow Way, Broadstairs, Kent. CT10 1AX.

Freehold £600,000

THIS BEAUTIFULLY PRESENTED SUBSTANTIAL DETACHED HOME IN CENTRAL BROADSTAIRS WILL NOT FAIL TO IMPRESS!

This unique and generous sized detached bungalow is situated on a peaceful cul-de-sac location in one of Broadstairs most sought after residential areas in central Broadstairs. This property's ideal location means its within easy access to the picturesque Viking Bay, transport links, High Street and some of Broadstairs' most sought after schools.

This home is a true credit to the current vendor who has undertaken some improvements since owning the property and presents it in turn key condition. The flexible accommodation of this home includes, an open-plan kitchen/living room with an impressive contemporary style kitchen with a wide range of Neff integrated appliances and a large island unit. This room also offers ample space for a dining table and chairs and a seating area with double glazed bi-folding doors to the garden.

There is a utility room, beautifully appointed bathroom and four double bedrooms, including the principle bedroom which boasts an en-suite dressing room and shower room.

The high standard of finish continues into the garden which is mainly paved with a large raised decked seating area with complementing pergola, hot tub and a timber built seating area with lighting and power.

An early internal viewing is highly recommended in order to fully appreciate the attention to detail and everything this property has to offer. Call Terence Painter Estate Agents Now on 01843 866 866 to arrange your viewing.

## The Bungalow

### Entrance

Access is via a glazed composite front door to the entrance hall.

### Entrance Hall

5.63m x 1.68m (18' 6" x 5' 6") This impressive size entrance hall features a cloak cupboard, loft hatch, contemporary style column radiator, telephone point, down lights, porcelain tiled flooring and doors leading off to the open plan kitchen/living room, bathroom and bedrooms one, two and three.

### Open Plan Kitchen/Living Room

13.04m x 4.34m (42' 9" x 14' 3") This fantastic size, bright and airy room features two double glazed windows to the rear which enjoy views over the garden and bi-folding doors which provide level access to the garden. This well defined room comprises an impressive modern fitted kitchen with a wide range of integrated NEFF appliances including an electric oven/grill, coffee machine, wine fridge, microwave grill, fridge/freezer, dishwasher and an induction hob with an extractor hood over. There is a large complementing island unit with a breakfast bar area and stainless steel sink unit inset to quartz worktops.

This room features a large seating area with media points, ample space for a dining table and chairs with a lantern light above, porcelain tiled flooring with underfloor heating, audio speakers, down lights, feature pendant lighting and a door to the utility room.

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### **Utility Room**

3.25m x 1.63m (10' 8" x 5' 4") There is a fitted base unit with space and plumbing for a washing machine and tumble dryer, stainless steel sink unit inset to roll top work surfaces and a door to bedroom four.

### **Bedroom Four**

3.32m x 2.86m (10' 11" x 9' 5") There is a double glazed window to the front of the property with fitted shutter style blinds, fitted wardrobes with sliding mirrored doors, column style radiator and carpet flooring.

### **Bedroom One**

4.74m x 3.55m (15' 7" x 11' 8") There is double glazed window to the front of the property with fitted shutter style blinds, column style radiators, television point, carpet flooring and a door to the dressing room and en-suite shower room.

### **Dressing Area**

2.04m x 1.04m (6' 8" x 3' 5") There is an open doorway to the en-suite shower room, open wardrobe with hanging rails and shelving, down lights and a dressing area with fitted mirror and carpet flooring.

### **En-Suite Shower Room**

2.07m x 1.39m (6' 9" x 4' 7") There is a large fully tiled shower cubicle with a rain style shower head and hand shower attachment, wash hand basin inset to a vanity unit with an illuminated mirror over, low level w.c, column radiator, down lights, extractor, tiled walls and flooring.

### **Bedroom Two**

3.39m x 3.10m (11' 1" x 10' 2") There is a double glazed window to the front of the property with fitted shutter style blinds, column radiator, television point and carpet flooring.

### **Bedroom Three**

3.01m x 2.99m (9' 11" x 9' 10") This room features a Velux window, fitted wardrobe, column radiator and carpet flooring.

### **Bathroom**

2.57m x 2.52m (8' 5" x 8' 3") This impressive and well appointed room features a panelled jacuzzi bath with chrome mixer tap with hand shower attachment, large fully tiled shower cubicle with a fitted rain style shower head and hand shower attachment, wash hand basin with mixer tap inset to a vanity unit with an illuminated mirror over, low level w.c, towel radiator, fitted storage cupboard, extractor, down lights and fully tiled walls and flooring.

### **Exterior**

#### **Rear Garden**

15.90m x 6.50m (52' 2" x 21' 4") This wonderful low maintenance rear garden is mainly paved with a raised decked seating area with a complementing pergola. There is a large timber built seating area with lighting and power, hot tub, raised flower beds, timber shed, side access gate and feature lighting.

#### **Front Garden**

The front garden is crazy paved with a complementing driveway for two cars.

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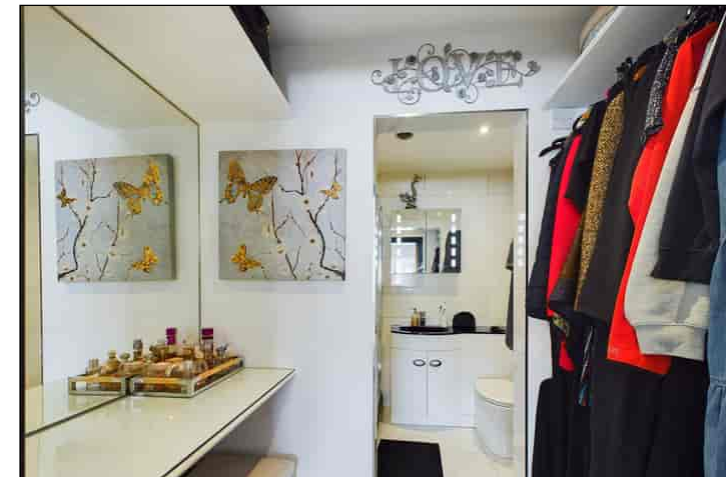
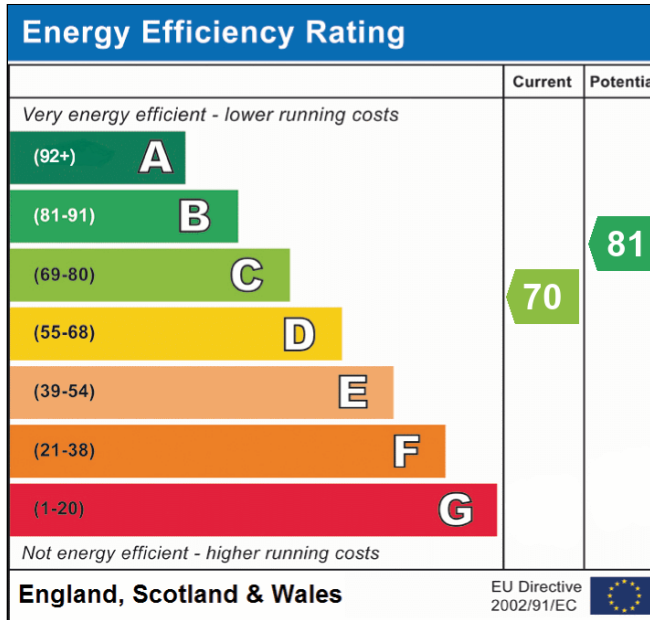
**Council Tax Band**

The council tax band is C.



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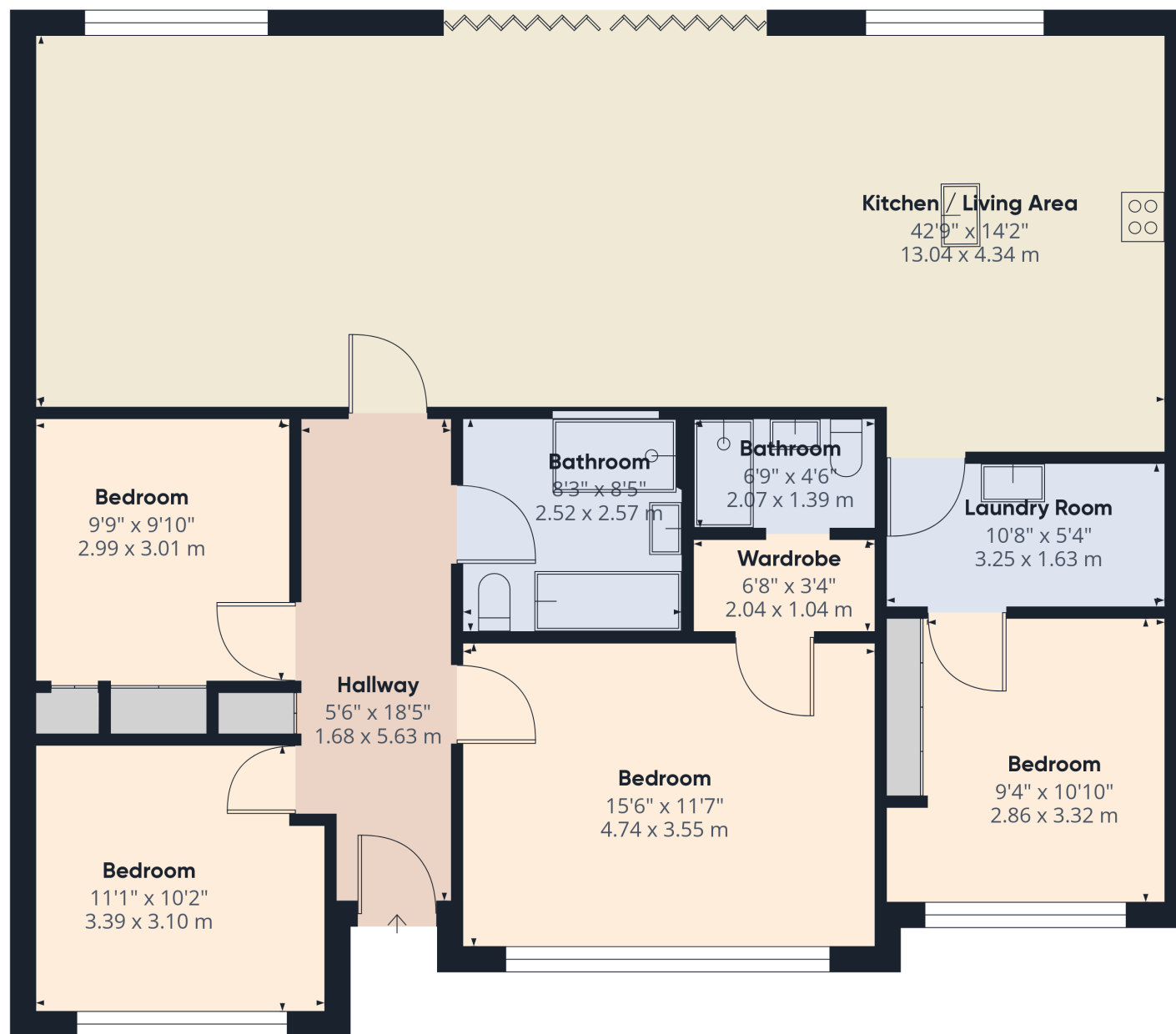


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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

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

1430.42 ft<sup>2</sup>

132.89 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.

Calculations are based on RICS IPMS 3C standard.

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