



Terence Painter

ESTATE AGENTS

- Semi Detached Family Home
- Four Bedrooms
- En suite Bathroom to Principle Bedroom
- Family Shower Room
- Open Plan Lounge/ Diner
- Fitted Kitchen/Breakfast Room with Integrated Appliances
- South Facing Garden with Summer House
- Utility Room & Cloakroom/W.C
- Driveway for Two Cars
- Ideally Situated for Local Shops, Schools and Beach



33 Warten Road, Ramsgate, Kent. CT118BJ.

Freehold £475,000

BEAUTIFULLY PRESENTED & EXTENDED FOUR BEDROOM FAMILY HOME IDEALLY SITUATED FOR SCHOOLS, TRAIN STATION AND THE BEACH. Terence Painter Estate Agents are proud to be marketing this spacious property set out over three floors. The ground floor has a large open plan lounge/dining room, utility room with w.c and a fitted kitchen/breakfast room with integrated appliances that leads out to a south facing garden. The Garden has a large Summer house and is well manicured. To the first floor there are three bedrooms and a shower room. The top floor is where the principle bedroom is found with its fitted wardrobes and own en suite shower room. There is off street parking to the front for two vehicles.

Both Broadstairs and Ramsgate town centers are close by and Westwood Cross is a short drive away. The popular King George V memorial park is perfect for dog walks and escaping with the children and leads down to both Ramsgate and Dumps Gap Beaches.

Call 01843 866866 today to arrange your viewing of this attractive family home. Sole Agents.

Ground Floor

Entrance Hallway

Via double glazed frosted glass front door.

Feature vertical radiator, laminate flooring, store cupboard, stairs to the first floor landing, picture and dado rail, under stairs storage, coving and doors to the lounge/diner and utility room.

Utility Room

1.72m x 2.65m (5' 8" x 8' 8") Low level w.c, wash hand basin with vanity unit under, vertical radiator, double glazed frosted glass window to the side, laminate flooring, inset spot lighting, space and plumbing for washing machine, cupboard housing the combination boiler.

Lounge/Diner

8.04m in to the bay x 3.32m in to the recess (26' 5" x 10' 11") Double glazed triple aspect bay window to the front, radiator, open fire place with feature brick surround and hearth, coving, television point, open to the dining area with radiator, coving, picture rail and frosted glass double doors to the kitchen.

Kitchen/Breakfast Room

4.78m x 4.18m (15' 8" x 13' 9") Range of fitted matching wall and base units with roll top work surfaces, inset stainless steel double sink with mixer taps over, integrated dish washer and fridge/freezer, space and plumbing for washing machine, five ring electric "Cuisine Master" hob with double oven and double grill, extractor over with ornate brick surround. Central breakfast Island with seating, coving, television point, double glazed window to the rear, tiled floor, double doors to the lounge/diner, and double glazed double doors out to the garden.

First Floor

First Floor Landing

Stairs to the second floor and doors to all rooms.

Bedroom One

4.35m in to the bay x 2.82m (14' 3" x 9' 3") Triple aspect double glazed bay window to the front, radiator and two built in wardrobes, coving, picture rail and television point.

Bedroom Two

3.63m x 3.34m into recess (11' 11" x 10' 11") Double glazed window to the rear, radiator, coving, built in wardrobe and picture rail.

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Bedroom Three

2.65m x 1.81m (8' 8" x 5' 11") Double glazed window to the front, radiator, coving and picture rail.

Shower Room

1.66m x 1.95m (5' 5" x 6' 5") Tiled corner shower cubicle with glass door, low level w.c, wash hand basin with vanity unit under, double glazed frosted glass window to the rear, chrome heated towel rail, coving, wall unit and laminate flooring.

Second Floor

Second Floor Landing

Door to the fourth bedroom.

Bedroom Four (Principle Bedroom)

4.98m x 2.55m (16' 4" x 8' 4") "Velux" window to the front and double glazed window to the rear, radiator, inset spot lighting, built in wardrobes and door to the en-suite shower room.

En Suite Shower Room

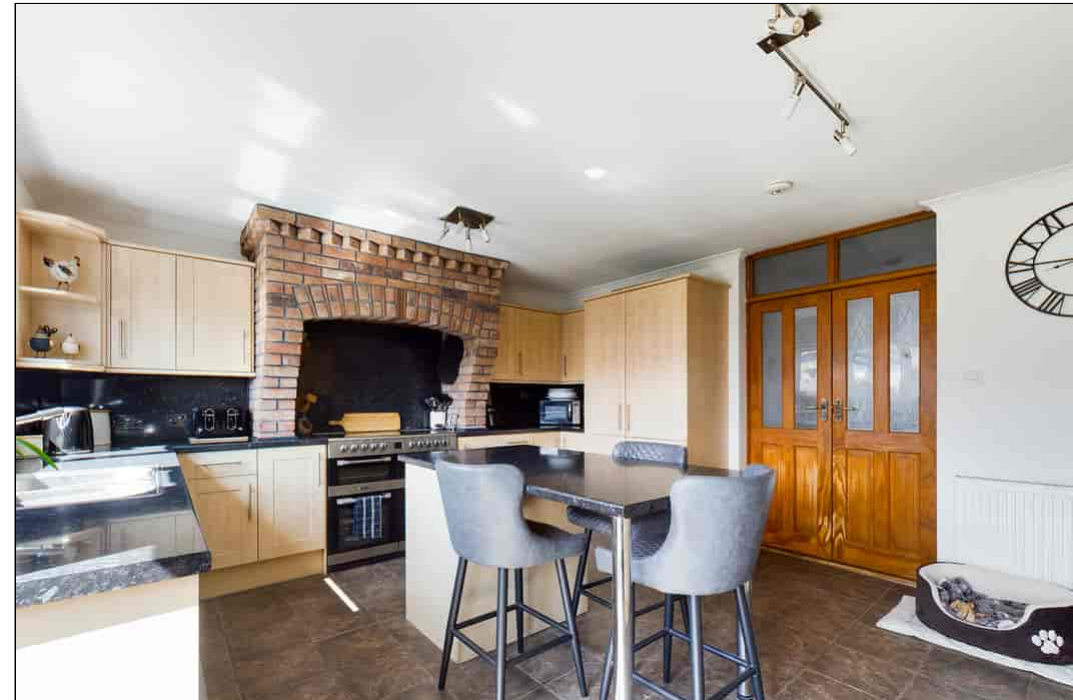
1.79m x 2.03m (5' 10" x 6' 8") Tiled corner shower cubicle with glass door, low level w.c. with side unit and wall unit over. Wash hand basin with vanity unit under and mirror over, inset spot lighting, extractor fan, tiling to splash back and double glazed frosted glass window to the rear.

External

Garden

9.70m x 6.28m (31' 10" x 20' 7") Southerly facing rear garden. Decked seating area leading to the lawn, second decked seating area leading to the summer house and store room, side pathway leading to the side access. Outside electrical point. fence perimeters.

Council Tax Band C



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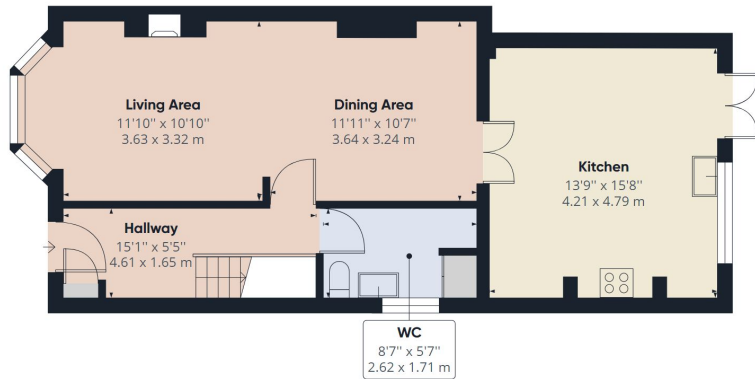


Viewing strictly by prior appointment with the Selling Agents
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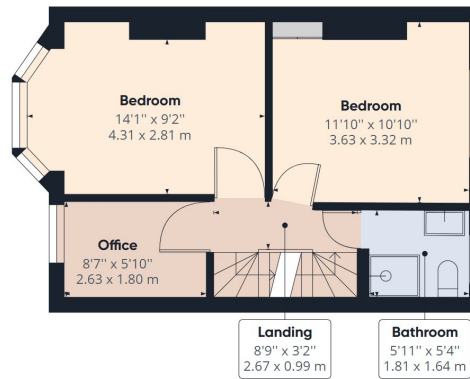
Email: sales@terencepainter.co.uk

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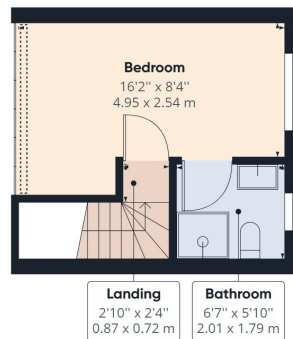
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1211.10 ft²
112.51 m²

Reduced headroom

4.73 ft²
0.44 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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