



Terence Painter

ESTATE AGENTS



- Semi Detached Family Home
- Three Bedrooms
- Extended Accommodation
- Family Bathroom & Separate Ground Floor Shower Room
- Close Proximity to Beach, High Street, Schools & Transport Links
- Lounge & Dining Room
- Spacious & Well Appointed Kitchen/Diner
- Garage & Double Driveway
- 76' Rear Garden
- Central Broadstairs Location
- No Forward Chain



17 Rosemary Avenue, Broadstairs, Kent. CT102ES.

Freehold £399,995

EXTENDED FAMILY HOME IN CENTRAL BROADSTAIRS WITH A SPACIOUS WELL APPOINTED KITCHEN/DINER, TWO RECEPTION ROOMS, THREE BEDROOMS, BATHROOM, SEPERATE SHOWE ROOM AND NO FORWARD CHAIN!

Terence Painter Estate Agents are proud to be offering to the market this attractive and spacious semi-detached family home situated in one of Broadstairs' most sought after avenues and is within easy access of local schools, High Street, railway station and the picturesque sands of Stone & Viking Bay.

The spacious accommodation of this home is arranged over two floors and comprises a welcoming entrance hall, lounge, second reception room, well appointed kitchen/diner with integrated appliances and a shower room. On the first floor is a well appointed family bathroom and three bedrooms.

Externally this home continues to impress with a large 76' mainly lawned rear garden with two paved seating areas. To the front of the property is a double width driveway driveway and to the side is a shared driveway which leads to the garage which has power points and lighting.

This really is a wonderful family home in a fantastic location and is being offered to the market with no forward chain so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

## Ground Floor

### Entrance

Access into the property is via a part glazed UPVC door to the entrance porch.

### Entrance Porch

There is carpet flooring and a further glazed UPVC door to the entrance hall.

### Entrance Hall

4.501m x 1.934m (14' 9" x 6' 4") There are carpeted stairs to the first floor, picture rail, under stairs cupboard, telephone point and doors leading off to the lounge, dining room/reception room two and the inner lobby.

### Lounge

4.409m x 3.521m (14' 6" x 11' 7") There are double glazed windows to the front of the property, feature stone fireplace, fitted shelving to the reassesses , television point, telephone point, radiator and carpet flooring.

### Dining Room/Reception Room Two

4.002m x 3.429m (13' 2" x 11' 3") This room is open to the kitchen/diner and features fitted shelving to one recess, radiator and carpet flooring.

### Kitchen/Diner

4.431m extending to 5.284m x 4.040m (14' 6" extending to 17'4" x 13' 3" ) There is a double glazed window to the side of the property and double glazed French doors with side lights to the rear which provide access to the garden. This kitchen comprises an extensive range of fitted cream high gloss wall, base and drawer units with a integrated electric oven/grill, four burner gas hob with an extractor hood over, fridge/freezer and a dishwasher. There is space and plumbing for a washing machine and tumble dryer, stainless steel sink unit inset to black stone effect worktops, column style radiator, spot lights, feature cabinet lighting, tiled splash backs and tiled flooring.

### Inner Lobby

This room is accessed via the entrance hall. There is a glazed UPVC door to the side of the property, under stairs cloak cupboard, carpet flooring and doors leading off to the shower room and entrance hall.

### Shower Room

1.927m x 1.693m (6' 4" x 5' 7") There is a fully tiled corner shower cubicle, low level w.c, wash hand basin inset to a vanity unit, low level w.c, towel radiator and an extractor.

### First Floor

### Landing

There is a double glazed window to the side of the property, access hatch to the loft space, picture rail, carpet flooring and doors leading off to the bathroom and bedroom.

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## Bedroom One

4.621m x 3.271m (15' 2" x 10' 9") There is a double glazed window to the front of the property, radiator and carpet flooring.

## Bedroom Two

4.055m x 3.283m (13' 4" x 10' 9") There is a double glazed window to the rear of the property, radiator and carpet flooring.

## Bedroom Three

2.272m x 2.139m (7' 5" x 7' 0") There is a double glazed window to the front of the property, television point, radiator and carpet flooring.

## Bathroom

2.670m x 2.065m (8' 9" x 6' 9") There are frosted double glazed windows to the rear and side of the property, panelled bath with an antique style mixer tap with a hand shower attachment, pedestal wash hand basin with a fitted mirror over, low level w.c, ladder style towel radiator, airing cupboard, down lights and fully tiled walls and flooring.

## Exterior

### Rear Garden

23.40m x 7.50m (76' 9" x 24' 7") This garden features a paved patio area immediately to the property which steps down to a mainly lawned garden with a further paved seating area. There is a side access gate.

### Double Driveway

To the front of the property is a double width driveway.

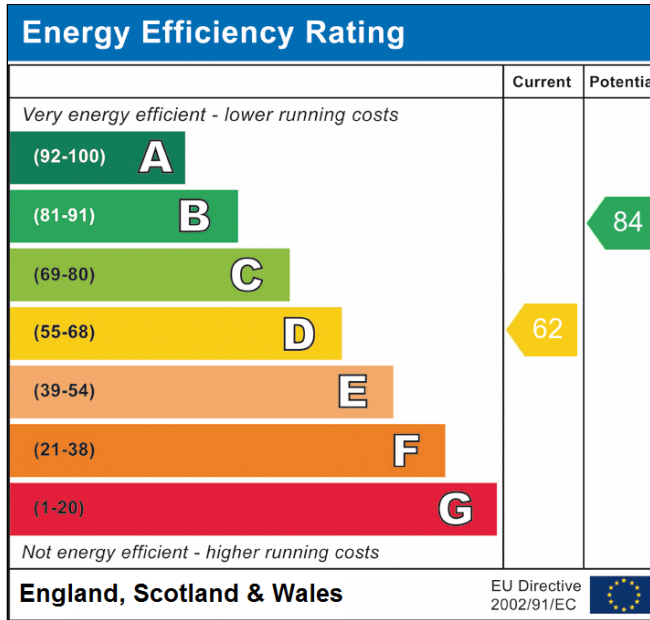
### Garage

5.097m x 2.519m (16' 9" x 8' 3") This garage is accessed via a shared driveway to the side of the property. There is a metal up and over door, window to the rear, power points and lighting.



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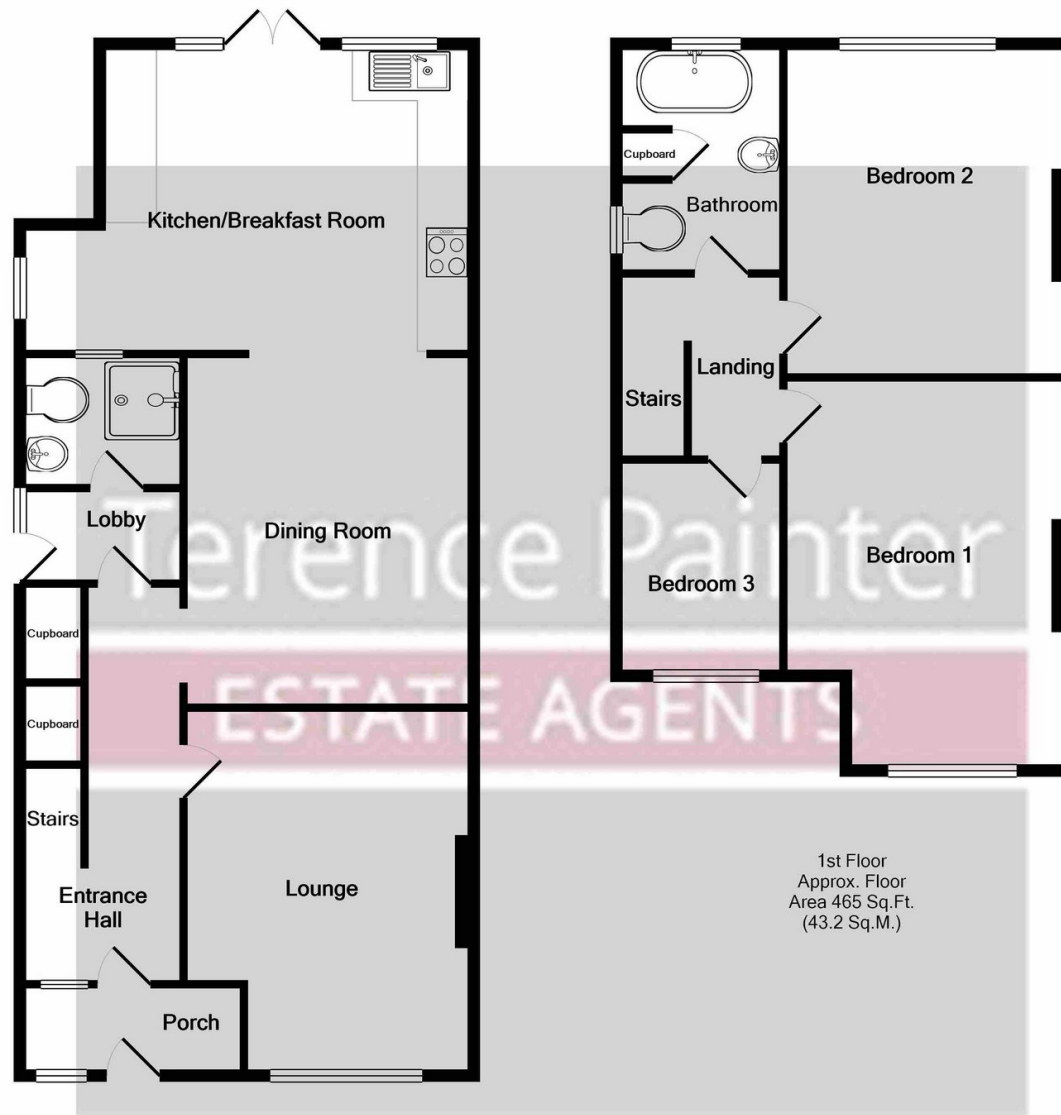


Viewing strictly by prior appointment with the Selling Agents  
**TERENCE PAINTER.**

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

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Ground Floor  
 Approx. Floor  
 Area 692 Sq.Ft.  
 (64.2 Sq.M.)

Total Approx. Floor Area 1157 Sq.Ft. (107.5 Sq.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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