

Terence Painter

ESTATE AGENTS



- Detached Chalet Style Home
- Four Double Bedrooms
- Generous and well maintained gardens
- Master Bedroom With En-suite Shower Room
- Large In & Out Driveway & Integrated Garage
- Additional Large Carport
- 25' Lounge/Diner with Log Burner Fireplace
- Conservatory
- Well Appointed Kitchen with Appliances
- Flexible & Spacious Living Accommodation Over Two Floors
- Immaculately Presented Throughout



4 Foads Hill, Cliffsend, Ramsgate, Kent. CT12 5EL.

Freehold £625,000

SPACIOUS FOUR BEDROOM DETACHED CHALET HOUSE SITTING ON A GENEROUS PLOT IN A POPULAR CLIFFSEND LOCATION!

An exciting opportunity to acquire this spacious and versatile four bedroom detached chalet style home which is a true credit to the current owners who have maintained the property to an impressive standard inside and out.

This home sits on a generous size plot in a highly sought after location at Cliffsend, Ramsgate. The coastline around Cliffsend is designated a site of Special Scientific Interest (SSSI), there is a country park and nature reserve, petrol station with local shop, cafe and St Augustine golf course. Numerous clifftop, coastal and country walks are available on your doorstep. The High Speed rail link to London from Ramsgate Parkway station is just a short distance away making commuting a viable and convenient option. The surrounding area also gives easy access to the picturesque towns of Sandwich, Deal and Ramsgate which boasts the only Royal harbour in Britain offering a vibrant array of shops, bars and restaurants. There are two excellent pubs/restaurants a short coastal walk away in Pegwell. Westwood Cross shopping centre is a short drive away.

The accommodation of this home comprises an entrance porch, spacious and welcoming 18'1" entrance hall with doors leading off to the cloakroom/w.c., well appointed kitchen/breakfast room, 25' lounge/diner with an impressive brick built fireplace with a log burner inset and double glazed doors to the conservatory. Leading off the entrance hall, you will also find bedroom four and the principal bedroom which features fitted bedroom furniture and an en-suite shower room.

On the first floor there is a modern bathroom and two further double bedrooms both with fitted furniture.

Externally the spacious theme of this home continues with a large established rear garden with lawned and paved seating areas, timber summer house, two timber sheds and an eclectic range of mature trees, hedges and planting.

An internal viewing is essential in our opinion to fully appreciate this special home. Viewing is strictly via Terence Painter Estate Agents, so please call us today on to arrange your appointment.

Ground Floor

Entrance

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

Entrance Porch

1.88m x 1.11m (6' 2" x 3' 8") There is a further double glazed UPVC door to the entrance hall and carpet flooring.

Entrance Hall

5.52m x 2.94m narrowing to 2.46m (18' 1" x 9' 8" narrowing to 8'1") This impressive size entrance hall features carpeted stairs to the first floor with storage area below, cloak cupboard, radiator, oak engineered flooring, wall lights and doors leading off to the cloakroom/w.c., kitchen/breakfast room, lounge/diner and bedrooms one and four. Two radiators, understairs storage cupboard. Coved ceiling with inset ceiling and wall lights.

Cloakroom/W.C

1.96m x 0.96m (6' 5" x 3' 2") There is a frosted double glazed window to the front of the property, low level w.c, wash hand basin inset to a white high gloss vanity unit with a fitted illuminated mirror over, chrome ladder style radiator, tiled walls to dado level, Amtico flooring, extractor and downlights.

Kitchen/Breakfast Room

6.61m max x 4.71m max (21' 8" x 15' 5") This is a spacious L shaped room featuring an extensive range of fitted wall, base and drawer units with a dual fuel range cooker with an extractor hood over, integrated dishwasher and washing machine. There is a water softener, wall mounted boiler housed in a wall unit, under unit lighting and a white enamel sink unit inset to solid wood work surfaces. There is a double glazed window and door to the rear porch, localised wall tiling, Amtico flooring, integral door to the garage, extractor, down lights, radiator and television point.

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Lounge/Diner

7.62m x 4.47m (25' 0" x 14' 8") There is a double glazed window to the rear, double glazed French doors to the conservatory, impressive brick built fireplace with a log burner inset and wood beam mantle, service hatch to the kitchen/breakfast room, oak engineered wooden flooring, wall lights, media points and radiators.

Conservatory

3.72m x 3.12m (12' 2" x 10' 3") There are double glazed French doors to the garden, wall lights, radiator and vinyl flooring.

Principal Bedroom

4.23m x 3.58m (13' 11" x 11' 9") There is a double glazed window to the front of the property, radiator, carpet flooring, fitted bedroom furniture and a door to the en-suite shower room.

En-Suite Shower Room

2.25m x 1.37m (7' 5" x 4' 6") There is a frosted double glazed window to the side of the property, wash hand basin inset to a white high gloss vanity unit with a fitted illuminated mirror over, low level w.c., fully tiled shower cubicle, ladder style towel radiator, tiled walls, Amtico flooring, extractor and down lights.

Bedroom Four/Home Office

3.29m x 2.83m (10' 10" x 9' 3") The owners currently use this room as a home office. There is a double glazed window to the front of the property, radiator and carpet flooring.

First Floor

Landing

There is a stained glass Velux window to the side of the property, linen cupboard, down lights, carpet flooring and doors leading off to the bathroom and bedrooms two and three.

Bedroom Two

4.19m x 3.78m (13' 9" x 12' 5") There is a double glazed window to the rear of the property, wide range of fitted bedroom furniture, radiator and carpet flooring.

Bedroom Three

3.53m x 3.48m (11' 7" x 11' 5") There is a double glazed window to the front of the property with distant sea views, fitted wardrobes with sliding mirrored doors, radiator and carpet flooring.

Bathroom

2.14m x 2.07m (7' 0" x 6' 9") There is a Velux window to the front of the property, wash hand basin inset to a white high gloss vanity unit with a fitted illuminated mirror over, low level w.c, P shaped panelled bath with an electric shower over, ladder style towel radiator, tiled walls, Amtico flooring, extractor and down lights.

Exterior

Rear Garden

19.80m x 18.40m (65' 0" x 60' 4") This well maintained west facing garden features a paved patio area immediately to the property with a complementing footpath leading to the rear of the garden where there is an area suitable for a produce garden with two timber sheds. The remainder of the garden features a central lawn with steps up to a large raised terrace area with a pergola and timber built summerhouse. The garden boasts a wide range of mature fruit trees, hedges and planting. There is side access to both sides of the property, outside lighting and a hose point.

Front Garden

There is a block paved in and out driveway providing ample off-street parking and with a car port to one side. Access to the garage.

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Integrated Garage

5.39m x 3.16m (17' 8" x 10' 4") There is a glass brick window to the side of the property, remote activated roller style door, door to the kitchen/breakfast room, access hatch to a loft storage area, light and power points.

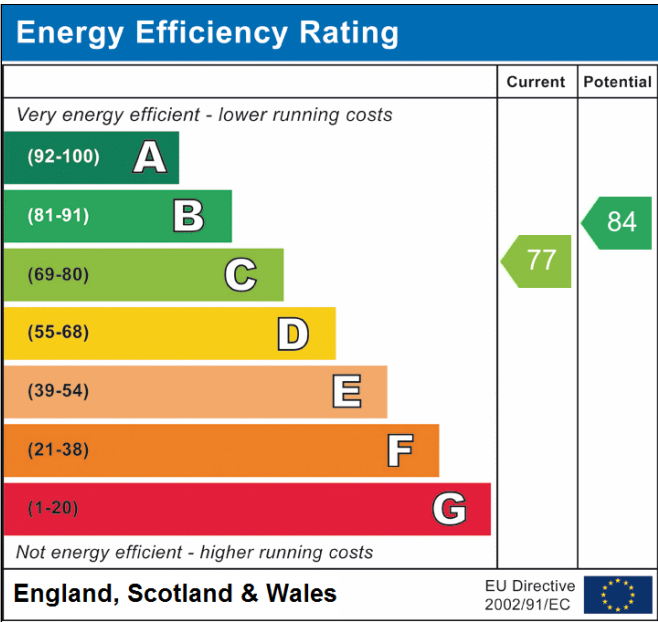
Council Tax Band

This house is council tax band E.



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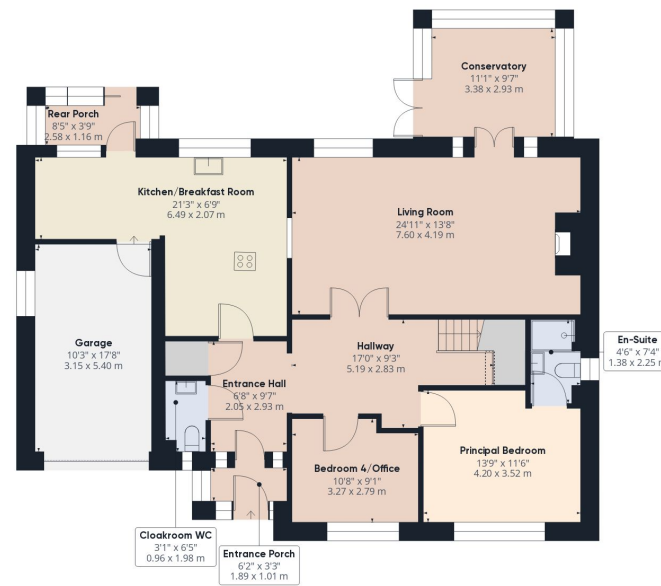


Viewing strictly by prior appointment with the Selling Agents
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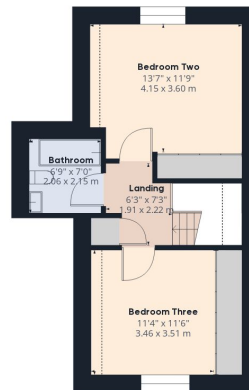
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1877.76 ft²

174.45 m²

Reduced headroom

41.55 ft²

3.86 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 are based on RICS IPMS 3C standard.

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