

# Terence Painter

ESTATE AGENTS



- Extended Semi Detached House
- Three Bedrooms
- Two Reception Rooms Plus an Impressive Kitchen/Diner
- 12'2" Utility Room
- Central Broadstairs Location
- Carport & Driveway
- Ground Floor Cloakroom/W.C
- Well Maintained 81' South Facing Rear Garden
- Close Proximity to Beach, High Street, Schools & Transport Links
- Modern Fitted Bathroom with Bath & Shower

151 Bradstow Way, Broadstairs, Kent. CT10 1AR.

Freehold £485,000

EXTENDED FAMILY HOME IN CENTRAL BROADSTAIRS WITH TWO RECEPTION ROOMS, WELL APPOINTED KITCHEN/DINER, UTILITY ROOM AND SO MUCH MORE! Terence Painter Estate Agents are proud to be offering to the market this attractive and very spacious semi-detached family home which has been extended and much loved by the current vendor who presents it in fantastic condition. This home is situated in one of Broadstairs' most sought after roads 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, fitted kitchen/diner, utility room and cloakroom/w.c. On the first floor is a well appointed family bathroom and three bedrooms. Externally this home continues to impress with a large 81' south facing mainly lawned rear garden with a large paved patio and an abundance of mature trees, hedges and planting. To the front of the property is a driveway which leads to a carport. This really is a wonderful family home which will not fail to impress 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 composite front door to the entrance porch.

### Entrance Porch

There is a wooden door to the entrance hall, down lights and tiled flooring.

### Entrance Hall

4.80m x 1.83m (15' 9" x 6' 0") There are carpeted stairs to the first floor, under stairs storage cupboard, picture rail, carpet flooring and doors leading off to the lounge, reception room two and the utility room.

### Lounge

4.60m x 3.86m (15' 1" x 12' 8") There is a bay window to the front of the property, ornate cast iron fireplace with tiled detailing, picture rail, media points, radiator and carpet flooring.

### Reception Room Two

4.07m x 3.07m (13' 4" x 10' 1") There is a double glazed window to the side of the property, glazed French doors to the kitchen/dining room, radiator, picture rail and carpet flooring.

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## **Kitchen/Diner**

5.57m max x 3.58m max (18' 3" x 11' 9") This is an L shaped well defined room with the kitchen comprising a range of cream shaker style wall, base and drawer units with an integrated dishwasher and space and plumbing for a dual fuel range cooker with an extractor hood over. There is a ceramic sink inset to stone effect work tops, localised wall tiling, tiled flooring, double glazed window to the rear and down lights. The dining area features double glazed French doors to the garden, wooden French doors to reception room two, down lights and tiled flooring.

## **Utility Room**

3.71m x 2.55m (12' 2" x 8' 4") There is a matching range of cream shaker style wall, base and drawer units with space and plumbing for a washing machine and fridge/freezer. There is a ceramic sink with mixer tap inset to stone effect worktops, localised wall tiling, tiled flooring, down lights, door to the cloakroom/w.c and glazed wooden French doors to the kitchen/diner.

## **Cloakroom/W.C**

There is a low level w.c, extractor and tiled flooring.

## **First Floor**

### **Landing**

There is a loft hatch, picture rail and carpet flooring.

## **Bedroom One**

4.78m x 3.18m (15' 8" x 10' 5") There is a double glazed bay window to the front of the property, storage cupboard, radiator, picture rail and carpet flooring.

## **Bedroom Two**

3.78m x 3.09m (12' 5" x 10' 2") There is a window to the rear of the property, built in wardrobes with sliding doors, radiator and carpet flooring.

## **Bedroom Three**

2.78m x 2.54m (9' 1" x 8' 4") There is a window to the front of the property, radiator, picture rail and carpet flooring.

## **Bathroom**

2.58m x 2.46m (8' 6" x 8' 1") There are two double glazed frosted windows to the rear of the property, contemporary style bath with chrome mixer tap with hand shower attachment, large corner shower cubicle with a fitted rain style shower head and separate hand shower attachment, low level w.c and a wash hand basin inset to a vanity unit with a fitted illuminated mirror over. There is a towel rail radiator, down lights and fully tiled walls and flooring with under floor heating.

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## Exterior

### Rear Garden

24.70m x 9.30m (81' 0" x 30' 6") This great size garden features a paved patio area immediately to the property with the remainder of the garden being laid to lawn with well established trees, hedges and planting. There is access to the side which provides rear access to the carport.

### Carport & Driveway

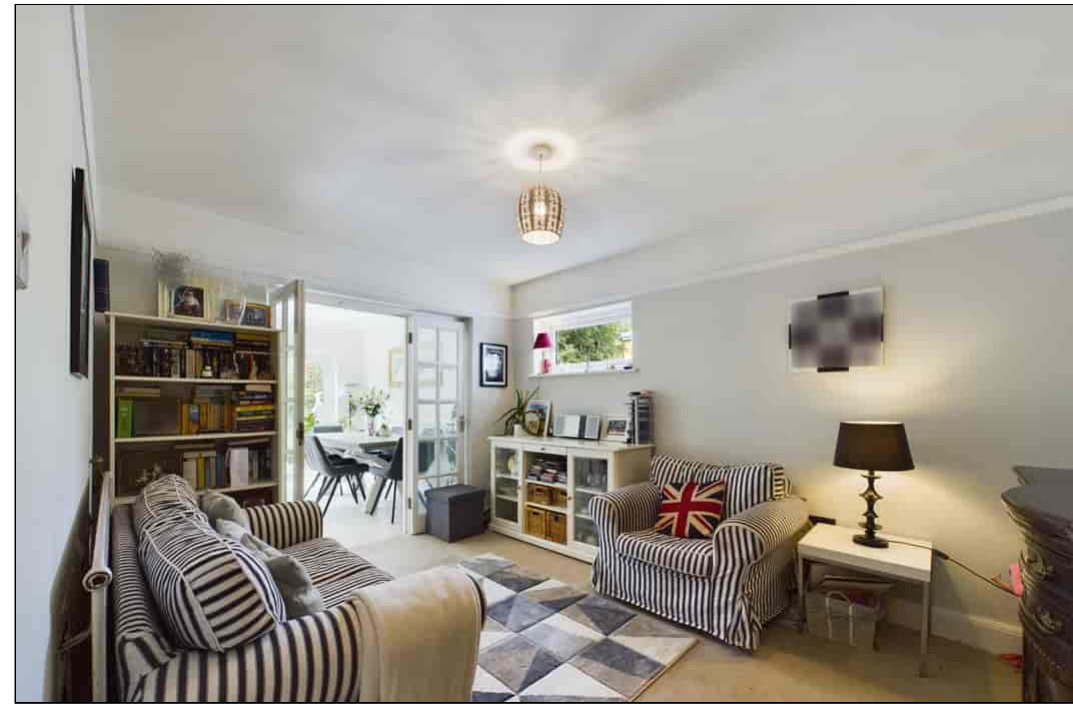
5.50m x 2.86m (18' 1" x 9' 5") There are double wooden gates to the front and a door to the rear. There is a driveway to the front of the carport for one car.

### Council Tax Band

The council tax band is C.

### Agents Note

In accordance with section 21 of the Estate Agents Act 1979, we would advise any prospective purchaser that the seller of this property is related to a member of staff of Terence Painter Estate Agents.




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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

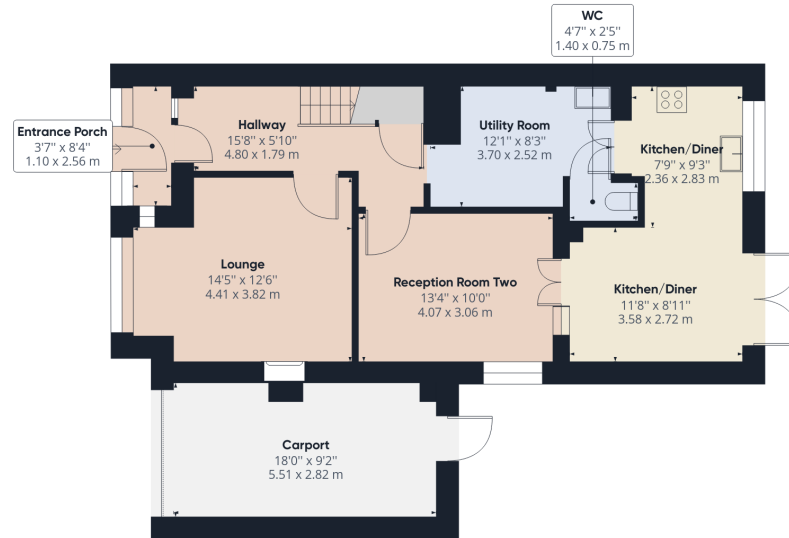


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

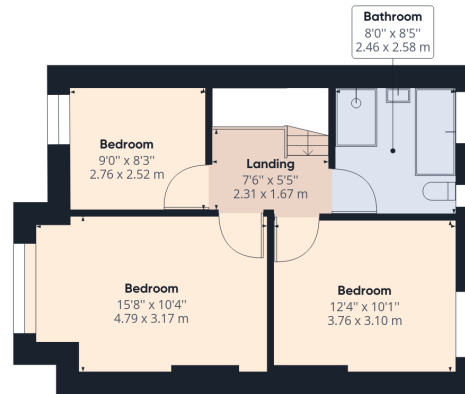
Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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

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Ground Floor



Floor 1

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

1354.54 ft<sup>2</sup>

125.84 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.

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