



Terence Painter

ESTATE AGENTS

- Detached Period Residence
- Four Bedrooms
- Immacuately Presented Throughout
- Beautifully Established 100' Rear Garden
- Lounge & Dining Room
- Block Paved Driveway & Integrated Garage
- Well Appointed Modern Bathroom
- Many Original Features
- Close Proximity to Shops, Schools & Transport Links
- Cloak Room/W.C
- Conservatory/Garden Room
- Fitted Kitchen



58 Thistlewood, High Street, St Peters, Broadstairs, Kent. CT102TD.

Freehold £640,000

SUBSTANTIAL DETACHED PERIOD FAMILY HOME IN THE HEART OF THE VILLAGE OF ST PETERS!...

This is an extremely rare opportunity to acquire this beautiful and unique period house situated in the heart of the picturesque village of St Peters within only metres of the local shops, restaurants and pubs. The property is also in the catchment area of both of the local Primary Infant and Junior Schools both of which received an "outstanding " report from their latest Ofsted inspection.

The seaside town of Broadstairs with its bustling high street, picturesque beaches and train station is located within a mile of the property.

'Thistlewood' is a fantastic example of Victorian architecture with generous living accommodation which has been well maintained by the current vendor who presents the property immaculately. The accommodation comprises a welcoming entrance hall with stunning solid wooden flooring and ornate coving, lounge with an attractive fireplace, dining room with French doors to the garden, garden room, fitted kitchen and a cloakroom/w.c. On the first floor are four bedrooms and a modern bathroom.

Externally this home continues to impress with a stunning and well established 100' south facing garden, blocked paved driveway and an integrated garage which was formerly a reception room and was converted in the 1960's.

Call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

Access into the property is via a stained glass wooden front door to the entrance hall.

Entrance Hall

5.41m x 1.27m extending to 2.37m (17' 9" x 4' 2" extending to 7.80m) This impressive entrance hall features varnished wooden flooring, ornate coving and arches, high level skirting boards, under stairs storage cupboard, carpeted stairs to the first floor, radiator and doors leading off to the lounge and dining room.

Lounge

5.39m x 3.62m (17' 8" x 11' 11") This room features a three section double glazed bay window to the front of the property, detailed cast iron fireplace with a marble surround, coving, high level skirting boards, television point, radiator, wall lights and carpet flooring.

Dining Room

3.65m x 3.63m (12' 0" x 11' 11") There are double glazed French doors to the rear which provide access to the garden, door to the kitchen and garden room, feature gas fireplace with a wooden surround, radiator, plate rack and wood effect flooring.

Garden Room

4.13m x 2.74m (13' 7" x 9' 0") This delightful area of the house features floor to ceiling double glazed windows and door to the rear which enjoy views over the garden. There is an open archway to the kitchen, radiator, wall lights and tiled flooring.

Kitchen

3.79m x 1.95m (12' 5" x 6' 5") There is a range of cream shaker style units with an integrated fridge. Gas oven and hob with an extractor hood over. There is a breakfast bar area, built in spice cupboard, localised wall tiling, stainless steel sink unit inset to wood effect roll top worksurfaces, double glazed windows to side and rear which over look the garden, door to the cloakroom/w.c, radiator and tiled flooring.

Cloakroom/W.C

There is a low level w.c, wash hand basin, radiator, extractor, down lights, tiled flooring and a door to the garage.

First Floor

Landing

4.57m x 1.58m (15' 0" x 5' 2") This is a split level landing with a double glazed window to the side of the property, coving, high level skirting boards, carpet flooring and doors leading off to the bedrooms and bathroom.

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Bedroom One

4.66m x 4.51m (15' 3" x 14' 10") There are two double glazed windows to the front of the property, built in cupboard, high level skirting boards, coving, dado rail and carpet flooring.

Bedroom Two

3.68m x 3.62m (12' 1" x 11' 11") There is a double glazed window to the rear of the property, wash hand basin with mixer tap inset to a vanity unit, high level skirting boards, built in cupboard, coving, radiator and carpet flooring.

Bedroom Three

3.63m x 3.21m (11' 11" x 10' 6") This is a double aspect room with double glazed windows to the front and side of the property, There is a feature cast iron fireplace, high level skirting boards, built in cupboard, coving, radiator and carpet flooring.

Bedroom Four

2.01m x 1.55m (6' 7" x 5' 1") There is a double glazed window to the rear, radiator and carpet flooring.

Bathroom

2.75m x 1.99m (9' 0" x 6' 6") This modern bathroom boasts two double glazed windows to the rear of the property, large shower cubicle, low level w.c, bidet and a wash hand basin with mixer tap inset to a vanity unit with a fitted mirror over. There is a ladder style towel radiator, part tiled walls and tiled flooring.

Exterior

Rear Garden

Driveway & Garage

4.54m x 3.02m (14' 11" x 9' 11") There is a block paved driveway to the front of the property. The garage features a bi-folding metal door to the front, lighting, power points and a wall mounted combination boiler.

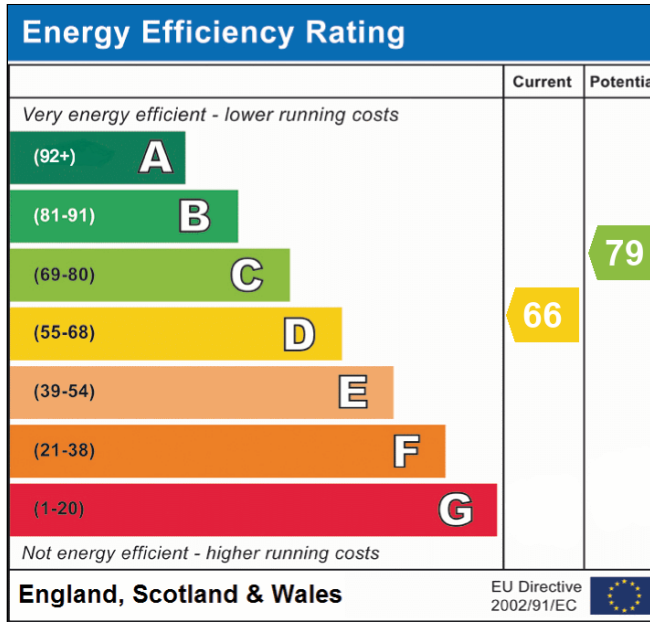
Council Tax Band

The council tax band is E.



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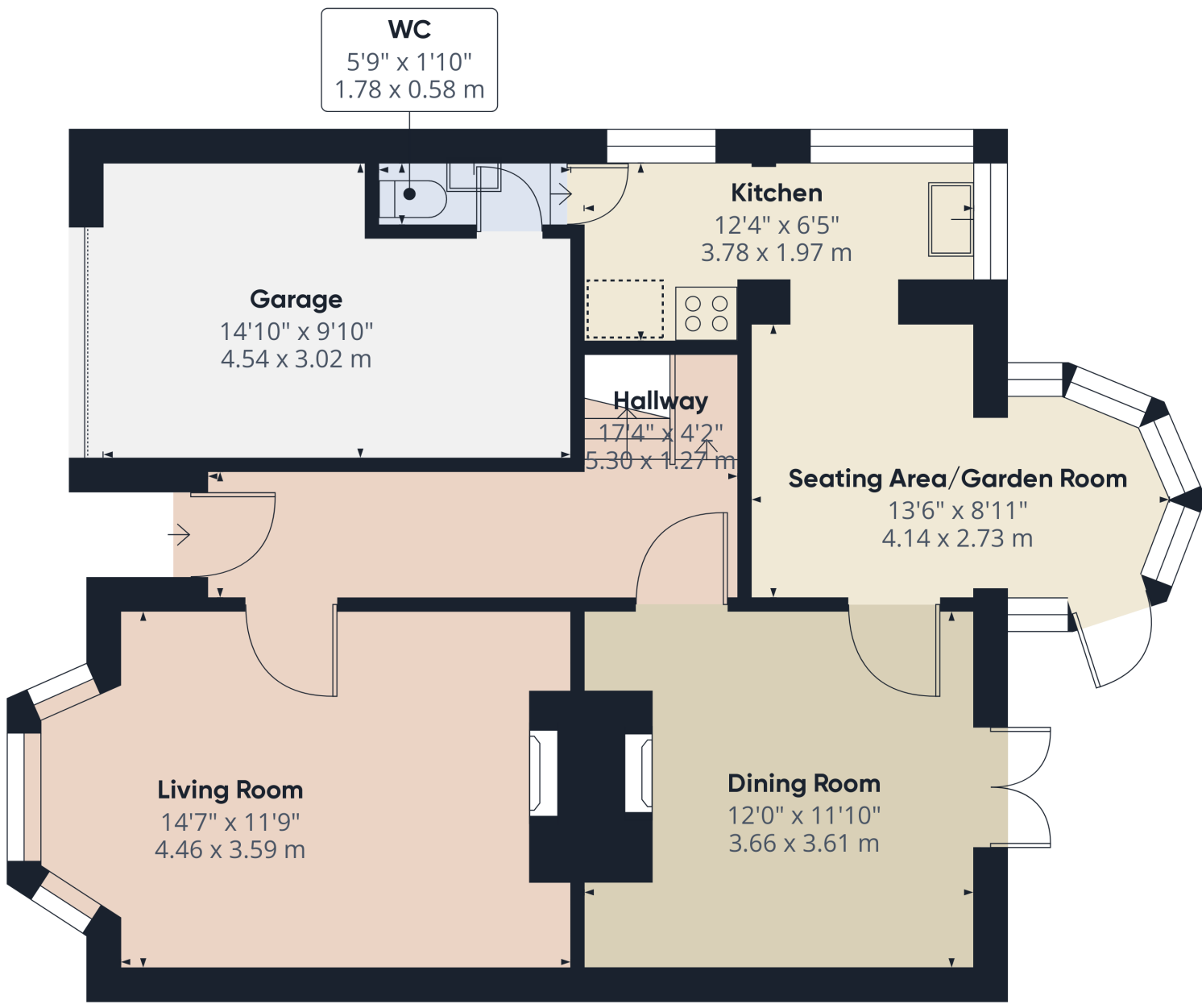


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Ground Floor

Approximate total area⁽¹⁾
734.93 ft²
68.28 m²

Reduced headroom
4.86 ft²
0.45 m²

(1) Excluding balconies and terraces

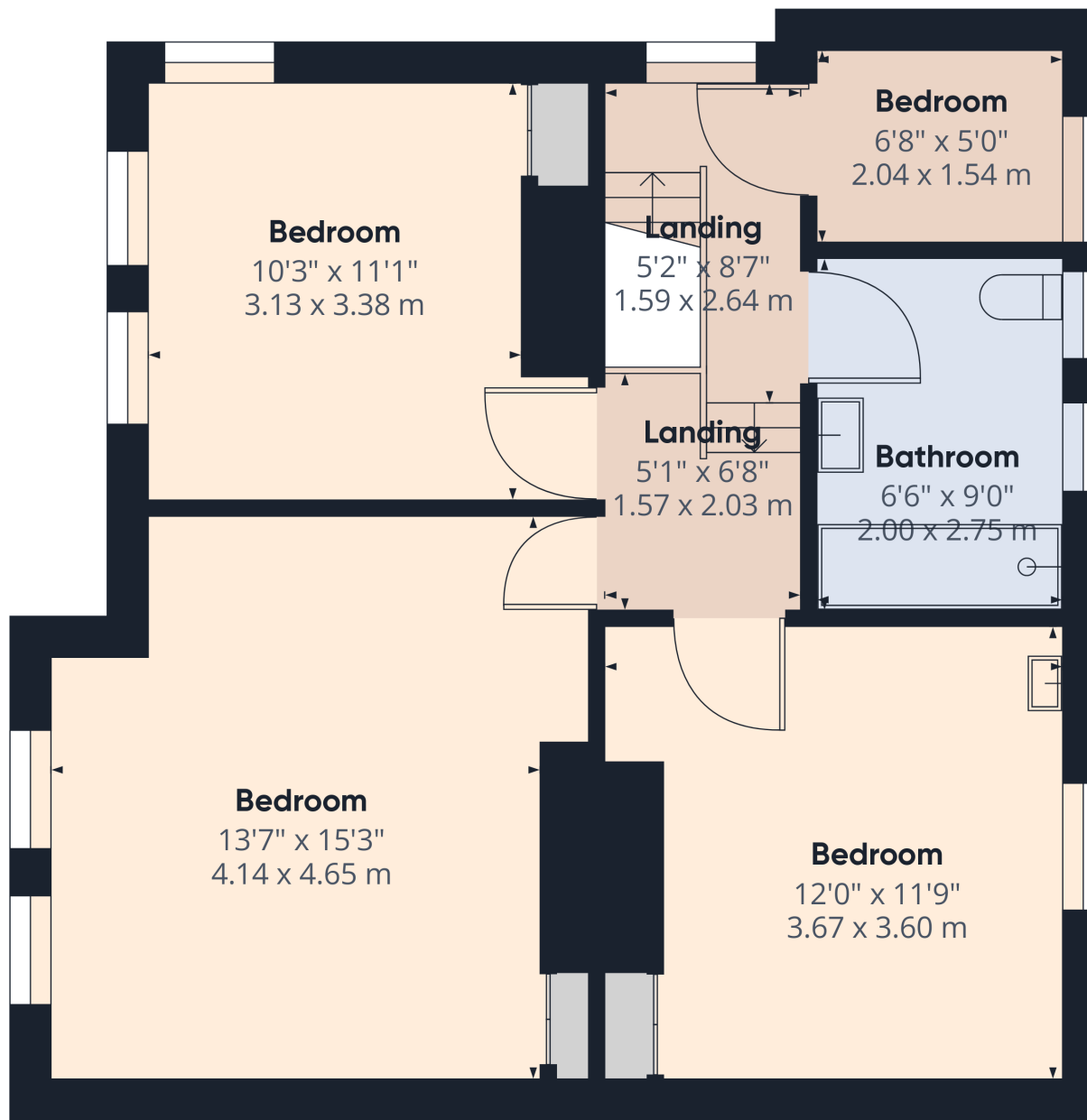
⋮ Reduced headroom
(below 1.5m/4.92ft)

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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Floor 1

Approximate total area⁽¹⁾

635.35 ft²
59.03 m²

(1) Excluding balconies and terraces

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