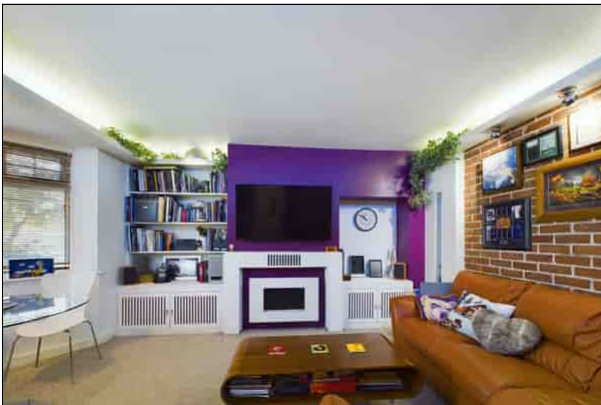


Terence Painter

ESTATE AGENTS



- Terrace Family Home
- Three Bedrooms
- Spaceship Themed Loft Room
- Large work shop and Home Office
- Stunning Bathroom with Bath & Shower
- Well Appointed Kitchen/Diner
- Driveway
- Downstairs Cloakroom/W.C
- 58'9" South Facing Rear Garden
- Located Close to Shops, Schools & Transport Links



73 Norman Road, Broadstairs, Kent. CT10 3BY.

Freehold £295,000

SIMPLY OUT OF THIS WORLD! MUCH LOVED HOME OFFERING SO MUCH MORE THAN MEETS THE EYE AND IS PERFECTLY LOCATED FOR FAMILY LIFE!

Offered to the market is this attractive family home which is ideally located within close proximity to local schools, parks, shops, transport links and Cafes. The picturesque sandy beach at Joss Bay is located within a mile of the property.

The minute you walk through the door of this property it is evident that the current vendor has loved and enjoyed this home which offers generous and well maintained living accommodation; including a welcoming entrance hall, 15'9" living room, kitchen/diner and a downstairs cloakroom W.C.

On the first floor there are three bedrooms and a very well appointed family bathroom which boasts a bath and shower. From the landing there is a pull down ladder providing access to a Star Wars themed loft room which the current vendors son uses as a snug/television room.

Externally this home continues to impress with a 59'8" landscaped rear garden which features a large fire/barbeque pit, timber built children's play cabin and a summer house which is currently set up as an out door cinema with fitted projector, surround sound system and DVD player which are all available subject to negotiations. To the rear of the garden is a large solid construction home office and a separate 19'11" workshop. To the front is a paved driveway with feature steel grate and planting. 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 front door to the entrance hall.

Entrance Hall

This is a welcoming entrance hall with carpeted stairs to the first floor, under stairs storage cupboard, cloak cupboard, radiator and laminate flooring.

Living Room

4.80m x 3.90m (15' 9" x 12' 10") There is a double glazed bay window to the front of the property, feature electric fireplace, built in recess storage cupboards and shelving, fitted bookcase, radiator, television point, feature lighting and carpet flooring.

Kitchen/Diner

5.11m x 2.41m (16' 9" x 7' 11") There are two double glazed windows to the rear of the property and a part glazed UPVC door to the rear which provides access to the garden. The kitchen comprises a matching range of wooden shaker style wall, base and drawer units with space and plumbing for a dual fuel range cooker with an extractor hood over, washing machine and fridge/freezer. There is a stainless steel sink unit inset to roll top worksurfaces, laminate flooring and a door to the cloakroom/w.c.

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Cloakroom/W.C

There is a double glazed window to the rear of the property, low level w.c, feature glass wash hand basin, wood panelled walls to dado level and stone flooring.

First Floor

Landing

There is a hatch and pull down ladder to the loft room, fitted bookshelves, feature ceiling lights and doors leading off to the bedrooms and bathroom.

Bedroom One

3.15m x 2.82m (10' 4" x 9' 3") There is a double glazed window to the front of the property, cast iron fireplace, feature wood panelled wall, radiator and carpet flooring.

Bedroom Two

3.51m x 2.80m (11' 6" x 9' 2") There is a double glazed window to the rear of the property, cast iron fireplace, radiator and carpet flooring.

Bedroom Three

3.18m x 1.86m (10' 5" x 6' 1") There is a double glazed window to the front of the property, built in wardrobe, radiator and carpet flooring.

Bathroom

This is an impressive family bathroom featuring a panelled bath with wall mounted tap and mixer unit with a hand shower attachment, large fully tiled shower cubicle with a fitted rain style shower head with hand shower attachment, low level w.c and a wash hand basin with wall mounted mixer tap which sits on a wooden vanity unit. There is a ladder style towel radiator, feature lighting, extractor, recess shelving, double glazed window to the rear and wooden flooring.

Loft Room

5.57m x 3.05m narrowing to 1.79m (18' 3" x 10' 0" narrowing to 5'9") This fantastic room was created by the current vendor and is Star Wars themed. Currently used as a playroom, there is a wall mounted television, feature lighting, window to the rear and carpet flooring.

Exterior

Rear Garden

17.90m x 6.20m (58' 9" x 20' 4") This amazing south facing garden really is perfectly set up for family life and features a large fire/barbeque pit, summerhouse which the current vendors have set up as a outdoor home cinema with a built in projector, DVD player and wall heater all of which are available subject to negotiations. There is a paved patio area immediately to the property with the remainder of the garden being mainly laid to lawn with a eclectic range of mature hedges, trees and shrubs. To the rear of the garden is a timber built children's play cabin, log store, further paved seating area and the work shop and home office.

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Workshop

6.06m x 3.51m (19' 11" x 11' 6") This workshop is of solid construction and features a door to the rear, double glazed window to the front, lighting and power points.

Home Office

2.89m x 2.30m (9' 6" x 7' 7") This fantastic home office is of solid construction with a double glazed window to the front, feature round lantern light, down lights, power points and stone flooring.

Driveway

To the front of the property is a paved driveway with a feature steel grate.

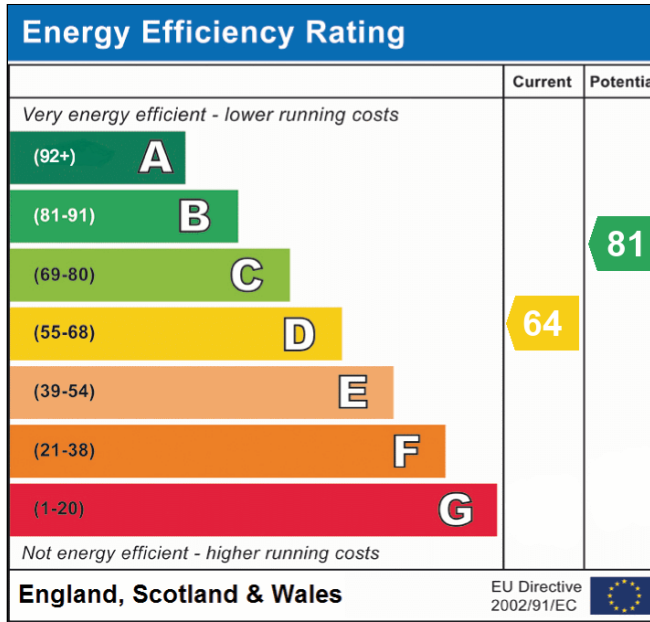
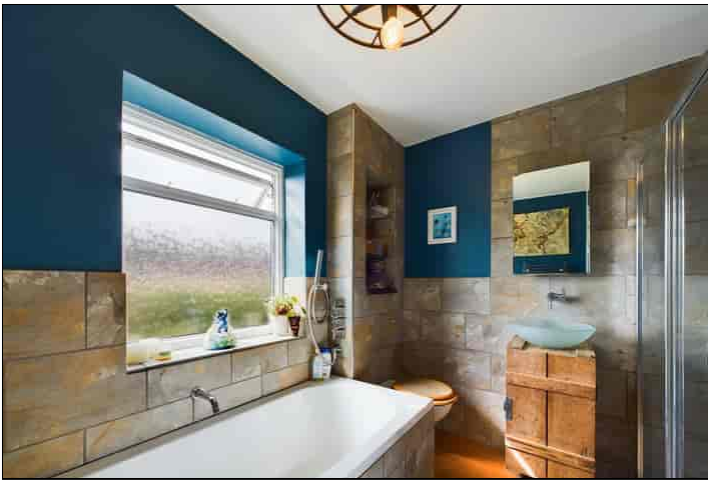
Council Tax Band

The council tax band is B.



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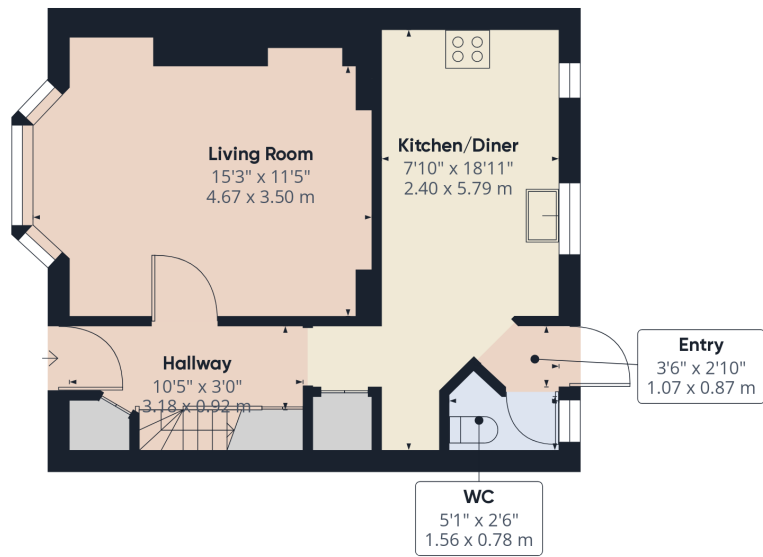


Viewing strictly by prior appointment with the Selling Agents
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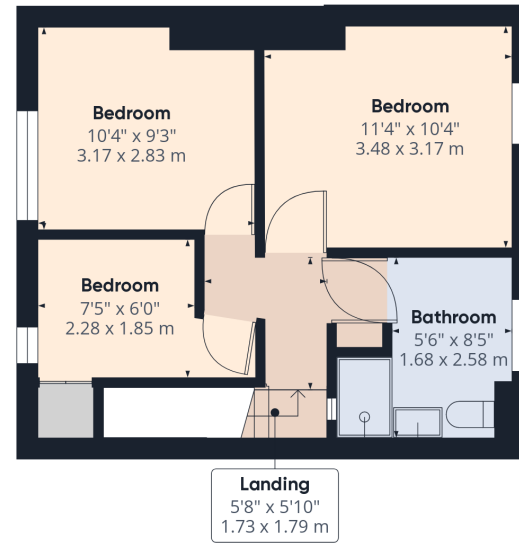
Email: sales@terencepainter.co.uk

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

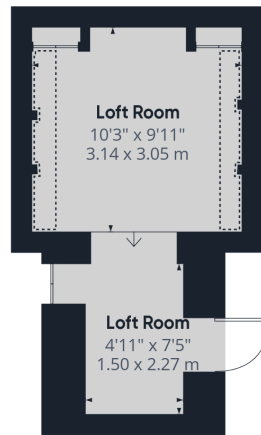
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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

914.76 ft²
84.98 m²

Reduced headroom

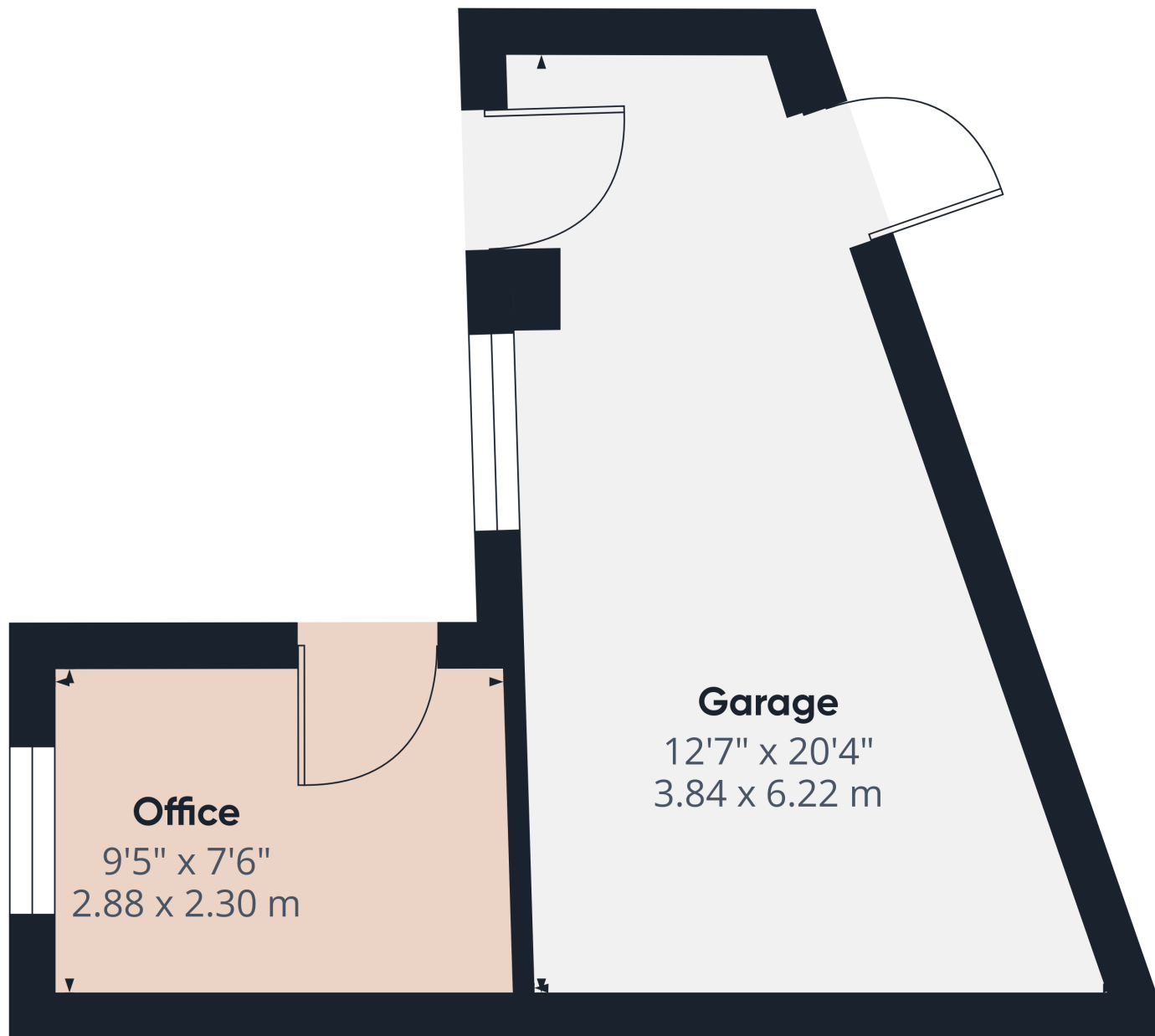
7.59 ft²
0.71 m²

(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.

GIRAFFE360



Ground Floor Building 3

Approximate total area⁽¹⁾

265.71 ft²
24.68 m²

(1) Excluding balconies and terraces

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