

Terence Painter

ESTATE AGENTS



- Detached House
- Private Road Location
- Four Double Bedrooms with En suite to Principle Bedroom
- Family Bathroom & Cloakroom W.C.
- Stunning Kitchen with Integrated Appliances
- Utility Room
- Flexible & Spacious Living Accommodation
- Low Maintenance Garden with Patio Areas & Artificial Lawn
- Close Proximity to Shops, Schools & Transport Links
- Large Driveway For Three Cars



5 Laylam Close, Broadstairs, Kent. CT10 2SH.

Freehold £550,000

STUNNING DETACHED HOUSE IDEALLY SITUATED ON A PRIVATE ROAD IN THE HEART OF ST PETERS VILLAGE!

This is an exciting opportunity to acquire this attractive four double bedroom detached home which is situated on a private road in the heart of the picturesque village of St Peters offering a traditional village lifestyle with a variety of independent shops, public house's, Co-op supermarket and a chemist. The village is also served by a good selection of schools, doctors and a dental practice

This property is immaculately presented by the current owner and offers spacious accommodation arranged over three floors.

On the ground floor there is a welcoming entrance hall, well appointed kitchen/breakfast room with integrated appliances and granite worktops, utility room, lounge and dining room. On the lower ground floor is a cloakroom/w.c and two double bedrooms with one benefitting from double fitted wardrobes and an impressive en-suite bathroom. On the first floor is a good size family bathroom and two further double bedrooms.

Externally there is a delightful low maintenance rear garden with two paved stating areas and a timber shed. To the front of the property is a block paved driveway which provides off street parking for three cars.

This home really is one to add to your viewing list 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.

### Entrance Hall

There are carpeted stairs to the lower ground and first floor, wood flooring and doors leading off to the kitchen/breakfast room and lounge.

### Lounge

4.307m x 3.888m (14' 2" x 12' 9") There are glazed wooden French doors to the dining room, feature fireplace, radiator, media points and vinyl flooring.

### Dining Room

4.135m x 3.264m (13' 7" x 10' 9") There are double glazed French doors to the garden, double glazed window to the side, radiator, television point and vinyl flooring.

### Kitchen/Breakfast Room

3.839m x 2.952m (12' 7" x 9' 8") This is a very well appointed room with an extensive range of fitted high gloss wall, base and drawer units with an intergrated electric oven/grill, dishwasher and five burner gas hob with an extractor hood over. Thre is a stainless steel sink and mixer tap inset to granite worktops with breakfast bar area and complementing upstands. There is a three section double glazed window to the rear, down light, wooden flooring and a door to the utility room.

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### **Utility Room**

2.385m x 1.752m (7' 10" x 5' 9") There is a double glazed window to the front of the property and a glazed UPVC door to the side which provides access to the garden. There are fitted wall and base units with roll top worksurfaces and space and plumbing for a washing machine, tumble dryer and fridge/freezer. There is a loft hatch, radiator and wooden flooring.

### **Lower Ground Floor**

#### **Hallway**

There is a radiator, carpet flooring and doors leading off to the cloakroom/w.c and bedrooms one and two.

#### **Bedroom One**

4.935m x 2.675m (16' 2" x 8' 9") There is a three section bay window to the front of the property, double fitted wardrobes, radiator, television point, carpet flooring and a door to the en-suite bathroom.

#### **En-Suite Bathroom**

1.995m x 1.782m (6' 7" x 5' 10") There is a panelled bath with chrome mixer tap and a shower over, pedestal wash hand basin with chrome mixer tap and tiled splashback, low level w.c, chrome ladder style towel radiator, localised wall tiling, extractor and wooden flooring.

#### **Bedroom Two**

4.924m x 2.500m (16' 2" x 8' 2") This is a double aspect room with a double glazed window to the front and side of the property, radiator and carpet flooring.

### **Cloakroom/W.C**

There is a low level w.c, wash hand basin with mixer tap inset to a high gloss vanity unit, radiator, extractor, clock cupboard and carpet flooring.

### **First Floor**

#### **Landing**

There is a loft hatch, linen cupboard, radiator and doors leading off to the bathroom and remaining two bedrooms.

#### **Bedroom Three**

4.048m x 3.122m (13' 3" x 10' 3") This is a double aspect room with double glazed windows to the front and side of the property. There are fitted storage cupboards, radiator and carpet flooring.

#### **Bedroom Four**

3.971m x 2.708m (13' 0" x 8' 11") There is a double glazed window to the front of the property, fitted storage cupboards, radiator and carpet flooring.

#### **Bathroom**

2.020m x 1.772m (6' 8" x 5' 10") There is a frosted double glazed window to the side of the property, panelled bath with chrome mixer tap with shower attachment, low level w.c, wash hand basin with chrome mixer tap inset to a white high gloss vanity unit, chrome ladder style towel radiator, down lights, extractor, part tiled walls and tiled flooring.

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## Exterior

### Rear Garden

10.375m x 10m (34' 0" x 32' 10") There is a block paved patio area immediately to the property with a gate which leads to an artificial lawn garden with a further paved seating area. There is a timber shed, side access gate, out side lighting and a tap.

### Driveway

There is a blocked paved driveway for up to three cars.

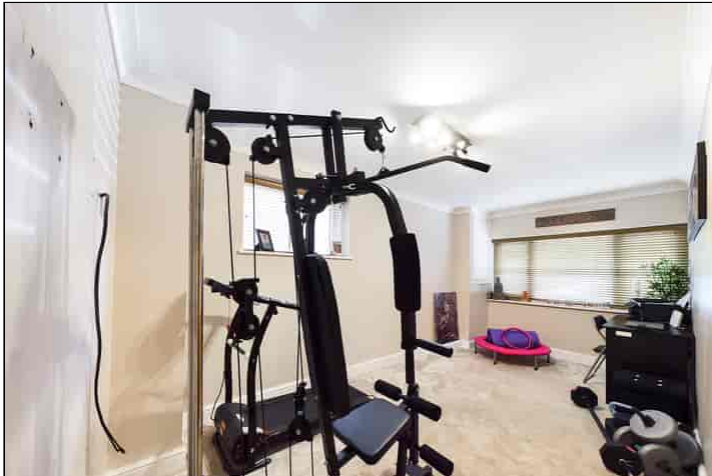
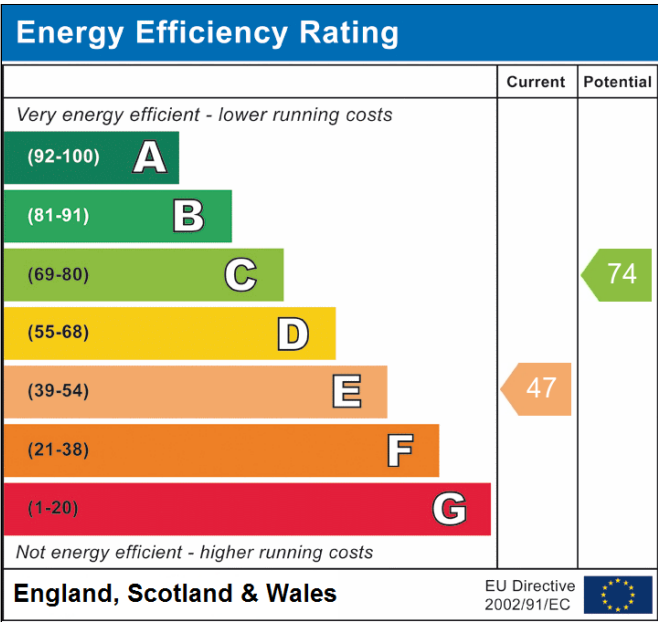
### Council Tax Band

The council tax band is E.



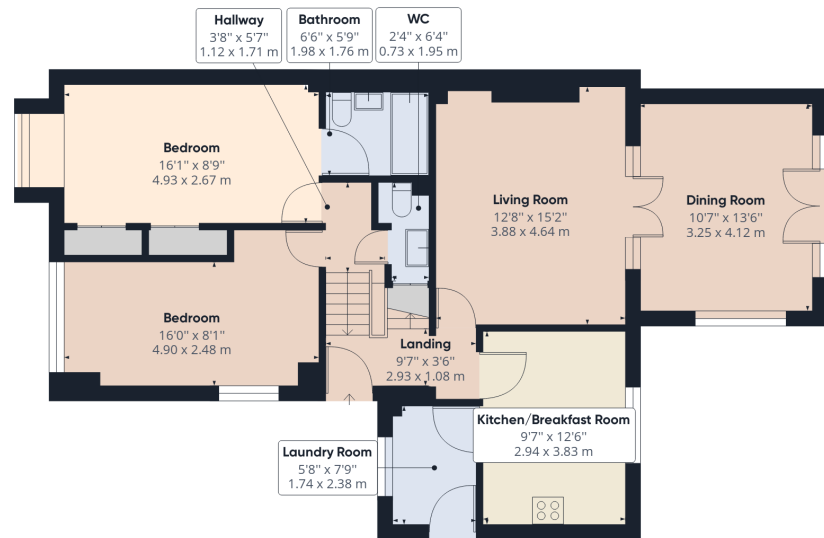
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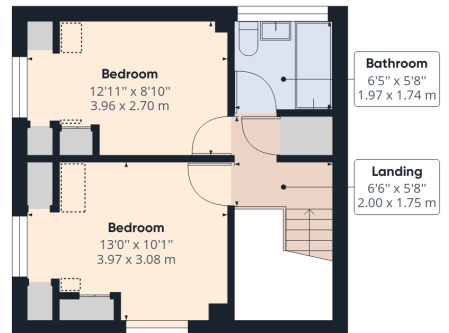


Viewing strictly by prior appointment with the Selling Agents  
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Ground Floor



Floor 1

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

1276.50 ft<sup>2</sup>  
118.59 m<sup>2</sup>

Reduced headroom

8.79 ft<sup>2</sup>  
0.82 m<sup>2</sup>

(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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