



Terence Painter

ESTATE AGENTS

- 1930's Detached Property
- Two Receptions
- Utility Room
- Garage with Power
- Four Bedrooms
- Fitted Kitchen with Larder Cupboard
- Driveway For Two Cars
- Wrap Around Gardens
- Prestigious Location
- Located Within Half a Mile of Town Centre and Royal Harbour
- No Forward Chain!
- Many Original Features
- Located Within Yards Of The Beach, Parks & Cliff Top Walks
- Large & Welcoming Entrance Hall



5 Durlock Avenue, Ramsgate, Kent. CT11 0HR.

Freehold £795,000

DETACHED PERIOD FAMILY HOME IN A WONDERFUL LOCATION BEING OFFERED WITH NO FORWARD CHAIN!

Offered to the market with no forward chain is this attractive 1930's detached property located on prestigious and highly sought after Durlock Avenue on the Ramsgate's West Cliff. Ideally positioned for family life, this property is situated within a mile radius of the picturesque sandy beaches, bustling High Street, Royal Harbour, Schools and transport links.

The spacious and flexible accommodation of this home is arranged over two floors and comprise of a welcoming entrance hall, lounge with an attractive brick built fireplace, dining room with a further brick built fireplace, fitted kitchen with larder cupboard, utility room and a cloakroom/w.c.

On the first floor is an impressive L shaped landing, family bathroom, walk-in storage cupboard separate w.c and four bedrooms with three featuring distant sea views.

Externally there is a well established wrap around garden and a driveway which provides ample off street parking and access to the garage.

This property does require some updating but would make the ideal family home so call Terence Painter Estate agents on 01843 866 866 to arrange your viewing.

## Ground Floor

### Entrance

Hard wood front door leading to entrance porch with hanging for coats. Seating area. Quarry tiled floor. Door leading to:

### Entrance Hall

9' 11" x 9' 1" (3.02m x 2.77m) Beamed ceiling and walls. Radiator. Parquet flooring. Archway leading to lounge and archway to an inner lobby with stairs to first floor and doors to the kitchen, dining room and garden.

### Sitting Room

14' x 12' (4.27m x 3.66m) Double glazed window to front. Beamed ceiling and walls. Picture rail. Brick built feature fire place. Parquet flooring. Radiator.

### Dining Room

18' 5" x 12' (5.61m x 3.66m) into bay. Triple bay with double glazed windows. Double glazed windows to side. Brick built feature fire place. Carpet flooring. Picture rail. Radiator.

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## Kitchen

11' 10" x 11' 10" (3.61m x 3.61m) Double glazed window to rear. Range of wall and base units to complimenting work surfaces. Space for cooker. Larder cupboard with window to rear. Inset sink unit. Space and power for fridge / freezer. Cupboard housing floor standing boiler. Vinyl flooring. Tiled splash backs. Door leading to:

## Utility Room

9' 9" x 4' 5" (2.97m x 1.35m) Double glazed window to rear. Space and plumbing for dish washer. Sink unit. Partially tiled walls. Space for freezer. Cupboard housing washing machine and tumble dryer.

## Inner Hall

Doors leading to garden and wc.

## Cloakroom

Low level wc and wall mounted wash hand basin. Double glazed window to side.

## First floor

### Landing

Carpeted stairs to first floor galleried landing with double glazed windows to side and rear, fitted carpet flooring and an airing cupboard. There are doors leading off to the bedrooms, bathroom, separate w.c and walk-in storage cupboard.

### Bedroom 1

20' x 12' (6.10m x 3.66m) Double glazed window to side. Dressing area into bay with double glazed windows. Double radiator. Picture rail. Fitted carpet.

### Bedroom 2

13' 11" x 12' (4.24m x 3.66m) Double glazed window to front. Radiator. Carpet flooring. Picture rail.

### Bedroom 3

10' 9" x 8' 7" (3.28m x 2.62m) Double glazed window to rear. Picture rail. Built in wardrobe. Fitted carpet.

### Bedroom 4 / Study

13' x 8' 11" (3.96m x 2.72m) Window to front. Partially beamed ceiling. Stripped timber and carpeted flooring.

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## Bathroom

3.03m x 2.07m (9' 11" x 6' 9") Double glazed window to side. Partially panelled walls with tiles. Pedestal wash hand basin. Low level wc. Offset corner bath. Double shower cubicle.

## Separate Cloakroom/W.C

Low level wc and wash hand basin. Fitted carpet. Double glazed window to side.

## Walk-In Storage Cupboard

3.07m x 2.56m (10' 1" x 8' 5") Housing for hot water tank. Power and light.

## Exterior

### Garage & Driveway

15' 6" x 10' 1" (4.72m x 3.07m) with electric up and over door. Power and light. Double glazed window to side. There is a driveway for two cars.

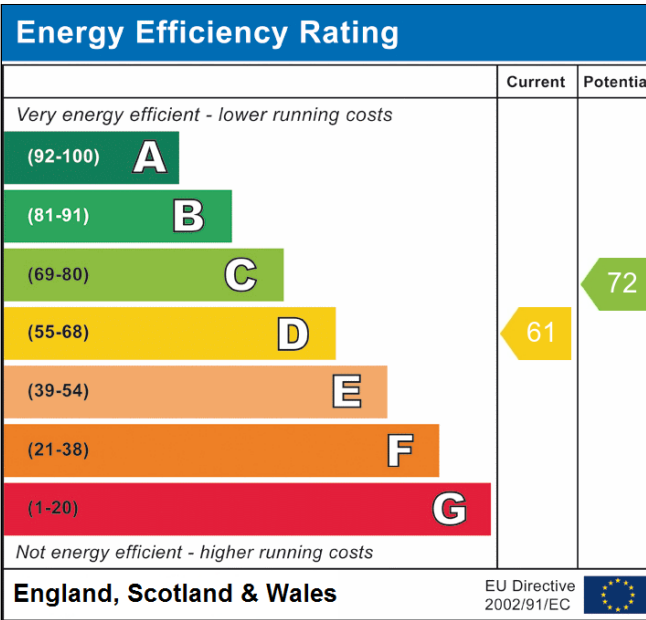
### Garden

25.20m max x 18m max (82' 8" x 59' 1") There are garden areas to four sides which are mainly laid to lawn with mature flower and shrub borders. Ornamental pond. Timber shed and outside tap.



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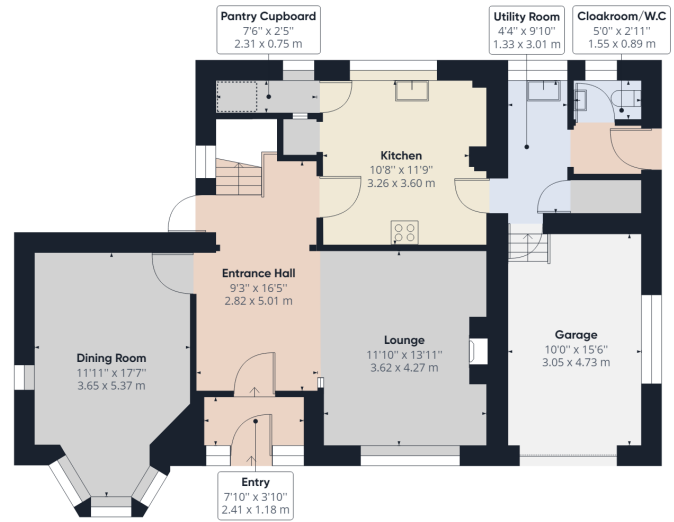


Viewing strictly by prior appointment with the Selling Agents  
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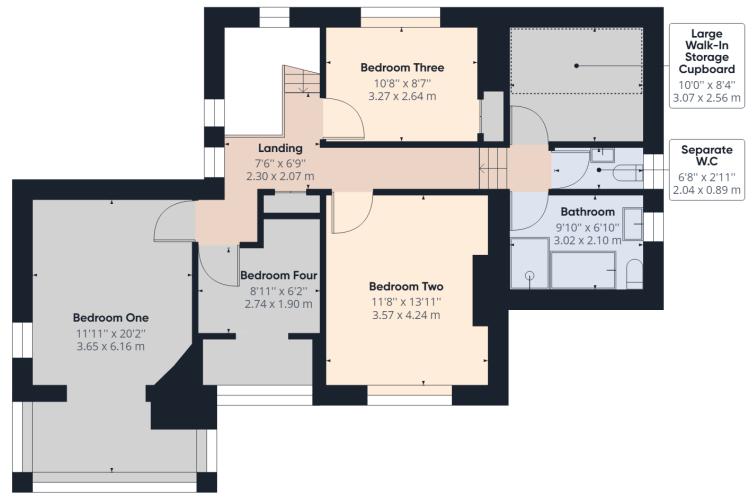
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Ground Floor



Floor 2

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

1855.56 ft<sup>2</sup>  
172.39 m<sup>2</sup>

Reduced headroom

54.57 ft<sup>2</sup>  
5.07 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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