



Terence Painter

ESTATE AGENTS

- Detached House
- Four / Five Bedrooms
- Three / Four Reception Rooms
- Conservatory/Swim Spa Room
- Snug/Loft Room
- Fitted Kitchen
- Spacious & Flexible Living Accommodation
- En-Suite Shower Room to Master Bedroom
- Well Appointed Bathroom
- Located close to High Street, Beach, Schools & Transport Links
- Cul-de Sac Location
- Detached Double Garage & Large Driveway
- No Forward Chain

6 St Christophers Green, Broadstairs, Kent. CT10 2SS.

Freehold £650,000

DETACHED FOUR/FIVE BEDROOM FAMILY HOME THAT OFFERS MUCH MORE THAN FIRST MEETS THE EYE!

This wonderful property is being offered with no forward chain and has been much loved and well maintained by the current vendors and offers deceptively large and versatile living space, perfect for family life!.

The accommodation of this home comprises an entrance porch with double cloak cupboard, welcoming entrance hall, bright and airy lounge with an impressive feature fireplace and open archway to the dining room which has direct access to the rear garden.

There is a white high gloss fitted kitchen, cloakroom/w.c, two further reception rooms (with one currently being used as a fifth bedroom), loft room/snug and an impressive conservatory/swim spa pool room which has two sets of French doors to the rear garden.

On the first floor is a well appointed bathroom and four bedrooms, including the master bedroom which boasts a range of fitted wardrobes and a modern en-suite shower room.

Externally this home continues to impress with a landscaped rear garden, double garage and large driveway for up to five cars.

This property is perfectly positioned on a peaceful cul-de sac in one of Broadstairs' most sought after locations within easy access to the high street, schools and transport links, so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

Access to the property is via a composite front door with side light which leads into the entrance porch.

Entrance Porch

1.572m x 1.459m (5' 2" x 4' 9") There is a double built in cloak cupboard, laminate wood effect flooring and glazed wooden door with side light to the entrance hall.

Entrance Hall

3.635m x 2.820m (11' 11" x 9' 3") There are carpeted stairs to the first floor, under stairs cupboard, laminate wood effect flooring, double glazed window to the side of the property, French doors to the lounge and doors leading off to the kitchen and cloakroom/w.c.

Cloakroom/W.C

1.490m x 1.460m (4' 11" x 4' 9") There is a frosted double glazed window to the side of the property, low level w.c, wash hand basin with chrome mixer tap, chrome ladder style towel radiator, electric shaver point, tiled flooring and localised wall tiling.

Lounge

4.815m x 3.361m (15' 10" x 11' 0") This bright and airy room features a large double glazed window to the front of the property, open archway to the dining room, attractive gas fireplace with a granite surround and hearth, two radiators, media points and carpet flooring.

Dining Room

4.817m x 2.630m (15' 10" x 8' 8") There are double glazed sliding doors to the rear garden, doors to the kitchen and inner lobby, radiator and carpet flooring.

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Kitchen

3.632m x 2.643m (11' 11" x 8' 8") There is a part glazed double glazed door to the side of the property which provides access to the garden and a double glazed window to the rear which enjoys views over the garden. The kitchen comprises a range of fitted high gloss white wall, base and drawer units with space and plumbing for an electric cooker, washing machine, tumble dryer, dishwasher and under the counter fridge. There is a stainless steel sink unit with mixer tap inset to roll top worksurfaces, feature plinth lighting, wall mounted combination boiler, localised wall tiling and tiled flooring.

Inner Lobby

There is an access hatch to a small loft space, carpet flooring and doors leading off to reception room three and reception room four/bedroom five.

Reception Room Four/Bedroom Five

4.180m max x 3.668m max (13' 9" x 12' 0") There is a double glazed window to the front of the property, high ceiling, radiator, television point and carpet flooring.

Reception Room Three

4.103m x 3.654m (13' 6" x 12' 0") There are double glazed French doors to the rear garden, sliding double glazed doors to the conservatory/swim spa room, fitted wooden steps which lead up to a loft room/snug, radiator, wall lights and carpet flooring.

Loft Room/Snug

4.105m x 3.148m (13' 6" x 10' 4") There is a Velux window to the rear of the property, wall lights and wooden flooring.

Conservatory/Swim Spa Room

5.172m x 3.639m (17' 0" x 11' 11") This wonderful addition to the house features a large professionally installed swim spa which also doubles up as a hot tub with built in sound system and feature lighting. There is decked flooring and double glazed French doors to the side and rear with access straight out to the garden. If not required, the spa pool can be dismantled and removed by the new owners. The swim spa pool sits on a solid concrete floor base therefore once the swim spa pool has been removed, the conservatory could revert back to a regular conservatory.

First Floor

Landing

There is a built in linen cupboard, loft hatch, radiator and carpet flooring.

Bedroom One

2.822m x 2.640m (9' 3" x 8' 8") This room features fitted wardrobes with sliding mirrored doors, door to the en-suite shower room, double glazed window to the rear, radiator, television point and wooden flooring.

Bedroom One En-Suite Shower Room

1.814m x 1.420m (5' 11" x 4' 8") There is a frosted double glazed window to the rear of the property, low level w.c. wash hand basin with chrome mixer tap inset to a white high gloss vanity unit, fully tiled shower cubicle with a fitted rain style shower head with a hand shower attachment, extractor, down lights and laminate wood effect flooring.

Bedroom Two

3.896m x 2.655m (12' 9" x 8' 9") There is a double glazed window to the rear of the property, radiator and carpet flooring.

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Bedroom Three

3.373m x 2.869m (11' 1" x 9' 5") There is a double glazed window to the front of the property, radiator and carpet flooring.

Bedroom Four

2.818m x 2.560m (9' 3" x 8' 5") There is a double glazed window to the front of the property, television point, radiator and carpet flooring.

Bathroom

2.699m x 2.066m (8' 10" x 6' 9") This well appointed room features a fully tiled shower cubicle with chrome fixtures and bi-folding glass screen, panelled bath, low level w.c, radiator, frosted double glazed window to the front, tiled flooring and part tiled walls.

Exterior

Rear Garden

11.97m x 9.90m (39' 3" x 32' 6") There is a paved seating area immediately to the property and a further paved seating area to the rear of the conservatory/swim spa room. The remainder of the garden is laid to lawn. To one side of the property is a timber shed. There is access to the double garage and driveway.

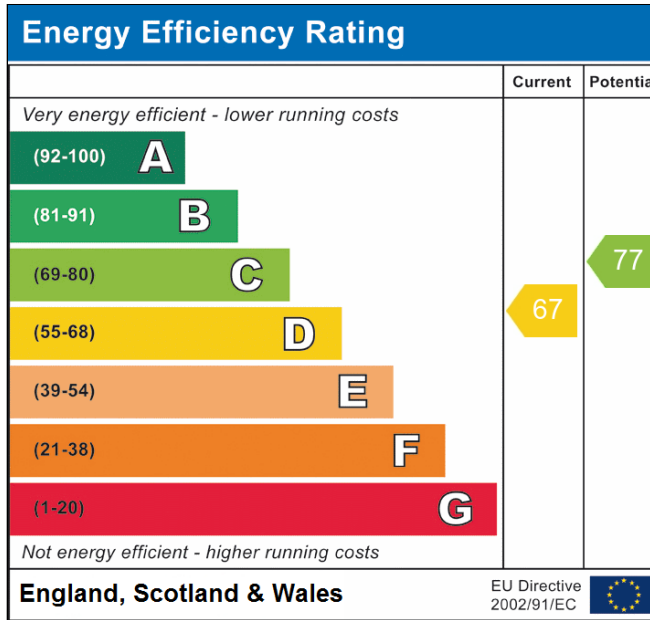
Double Garage & Driveway

5.26m x 4.96m (17' 3" x 16' 3") This property benefits from a detached double garage which features an up and over metal door to the front, glazed wooden door to the side, power points and lighting. To the front and side of the property is a driveway for up to five cars.



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

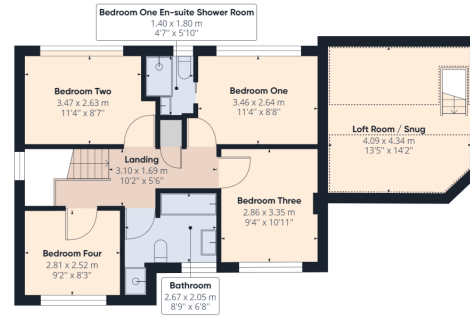
Email: sales@terencepainter.co.uk

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

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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1820.51 ft²
169.13 m²

Reduced headroom

153.60 ft²
14.27 m²

(1) Excluding balconies and terraces

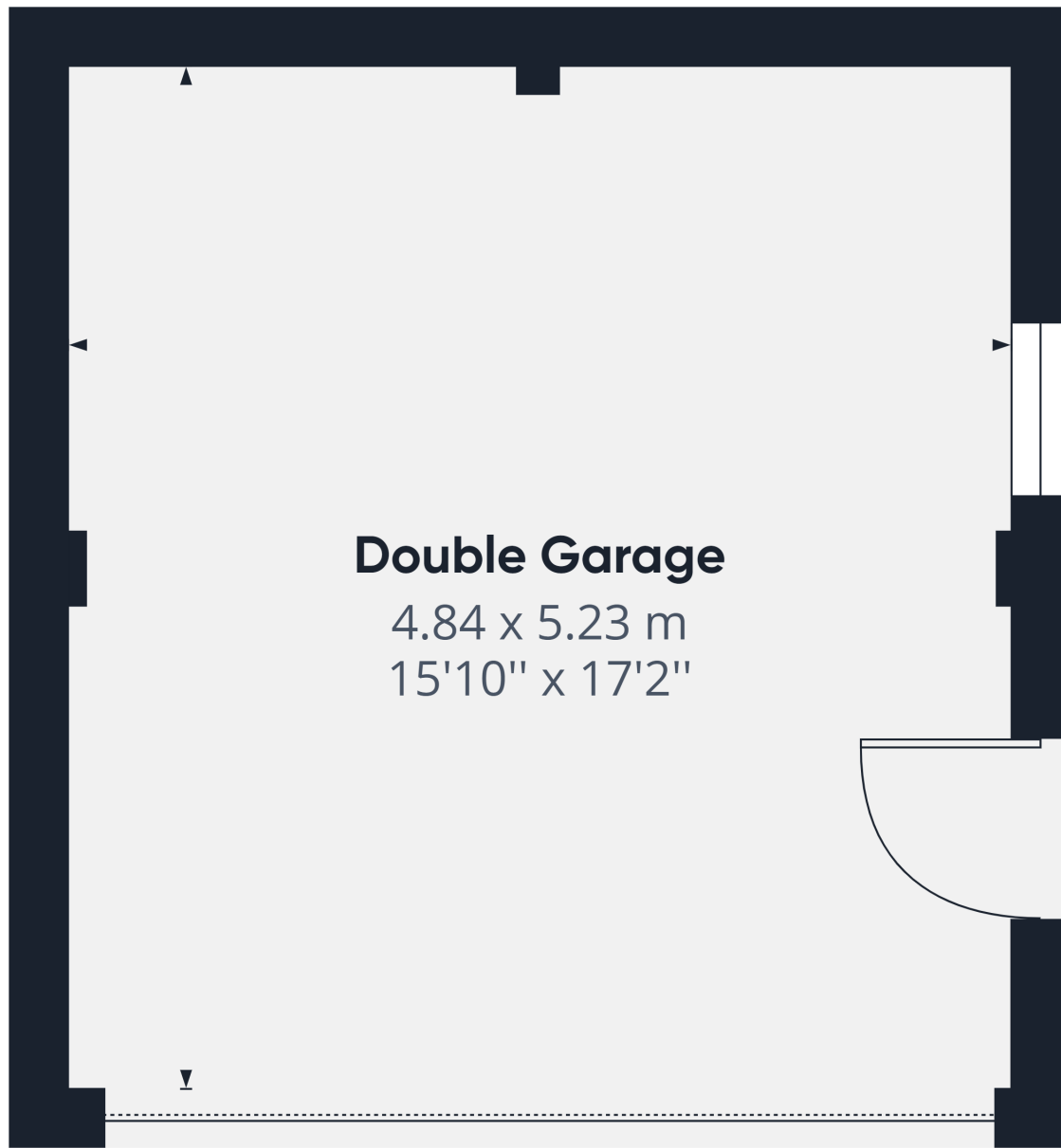
⋮ Reduced headroom
(below 1.5m/4.92ft)

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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Double Garage

4.84 x 5.23 m

15'10" x 17'2"

Building 2

Approximate total area⁽¹⁾

272.46 ft²

25.31 m²

(1) Excluding balconies and terraces

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