



# Terence Painter

ESTATE AGENTS

- Detached House
- No Forward Chain!
- Three Double Bedrooms
- Stunning Paved Rear Garden
- Off Road Parking for Multiple Vehicles
- 22'0" Lounge
- Garden Room with Enclosed Pergola
- Kitchen with Integrated Appliances
- Integral Garage
- Sought After Area
- Conservatory/Dining Room
- Solar Panels Providing Cheaper Electricity & Income



**3 Parkwood Close, Broadstairs, Kent. CT102XN.**

**Freehold £415,000**

NO FORWARD CHAIN! BEAUTIFUL THREE BEDROOM DETACHED HOUSE WITH STUNNING PAVED REAR GARDEN, PERFECT FOR ENTERTAINMENT AND HOSTING ON HOT SUMMER EVENINGS!

This lovely family home finds itself located in the exclusive sought after area of Parkwood Close just off Park Avenue and has much to offer. Internally on the ground floor this property benefits from a porch, entrance hallway, 22'0 double aspect lounge, conservatory/dining room, kitchen with integrated appliances, downstairs w.c, integral garage and a garden room that opens out to enclosed Pergola. The upstairs features three double bedrooms and a three piece bathroom with an additional shower cubicle.

Externally the front of the property has an abundance of curb appeal and offers off road parking for multiple vehicles with its brick paved driveway. The rear garden oozes serenity with its plethora of mature trees and shrubberies found all the way around the maze-like garden; it is a brilliant place for hosting and entertainment purposes or for those beautiful summer evenings. There are multiple seating areas like the enclosed Pergola with night lighting, raised seating area with string lights and a further canopied seating area to the back of the garden. There is also a private lawned area to the right side of the property, for guests to spill out!

Located in the sought after Parkwood Close and within a five minutes drive of Broadstairs Station, Viking Bay and the vibrant Ramsgate Harbour is this spacious detached house that has been much loved and well maintained by the current owners. It is also within a one miles radius of, schools, town amenities, bars and restaurants.

Call Terence Painters on 01843 866 866 to arrange your viewing!

## INTERNAL

### Porch

2.08m x 0.77m (6' 10" x 2' 6") Entrance into the porch is gained via a double glazed sliding door, featuring exposed brick and lighting.

### Entrance Hallway

3.13m x 0.87m (10' 3" x 2' 10") Entrance into the property is via a secure wooden door. The hallway has two sets of full-length frosted glazed panes, under stairs storage cupboard and laminate flooring.

### Lounge

6.73m x 3.13m (22' 1" x 10' 3") The double aspect lounge benefits from a double glazed bay window to the front, exposed brick feature fireplace, two radiators, TV point, laminate flooring and wooden glazed doors that open into the conservatory/dining room.

### Conservatory/Dining Room

3.17m x 2.75m (10' 5" x 9' 0") This room features a double glazed French door to the rear garden, exposed brickwork and double glazed UPVC windows allowing an outlook over the beautiful rear garden, radiator and laminate flooring.

### Kitchen

4.60m x 3.46m (15' 1" x 11' 4") The kitchen has high and low level units, two double glazed windows overlooking the rear garden, ceramic sink unit and gas hob inset to quartz countertops with extractor hood over. There are two integrated electric ovens, dishwasher, space and plumbing for washing machine, gas fired boiler, breakfast bar, radiator and tiled flooring.

### Downstairs W.C.

1.39m x 0.87m (4' 7" x 2' 10") Double glazed frosted hatch window to side, low level w.c, wash hand basin and tiled flooring.

### Integral Garage

6.17m x 2.76m (20' 3" x 9' 1") Integral garage accessible via the internal lobby hallway, lighting and power with up and over door. Also has space and plumbing for utility space, for washer, dryer and large freezer.

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### Garden Room

2.64m x 2.34m (8' 8" x 7' 8") The garden room is a nice bonus room that features an exposed brick wall, radiator, TV point and double glazed sliding doors that open out to the enclosed Pergola.

### Landing

2.59m x 1.81m (8' 6" x 5' 11") The landing has a double glazed window to side, loft hatch and carpeted flooring.

### Principal Bedroom

3.59m x 3.43m (11' 9" x 11' 3") The principal bedroom features a double glazed window to front, fitted wardrobes along with fitted drawer units, radiator and carpeted flooring.

### Bedroom Two

3.14m x 2.90m (10' 4" x 9' 6") The second bedroom has a double glazed window to rear garden, fitted wardrobe, radiator and carpeted flooring.

### Bedroom Three

2.74m x 2.06m (9' 0" x 6' 9") Bedroom three features a double glazed window to front, radiator and carpeted flooring.

### Bathroom

2.12m x 1.86m (6' 11" x 6' 1") This newly fitted one year old bathroom benefits from a double glazed frosted window to rear, panelled bath, low level w.c unit with wash hand basin and storage under, chrome ladder style radiator, walk-in cubicle shower, tiled walls and flooring.

## EXTERNAL

### Front Garden & Driveway

The front of the property benefits greatly from its brick paved driveway that offers off road parking for multiple vehicles, landscaped frontage with private lawned area immediately to the right of the

property.

### Rear Garden

Stunning rear garden featuring an enclosed Pergola with lighting, raised paved seating area with string lights and pond, canopied seating area to the rear of the garden, greenhouse area, storage shed and side access gate to private lawned area. Absolutely perfect for those summer nights and entertaining.

### Council Tax Band - D.



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

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

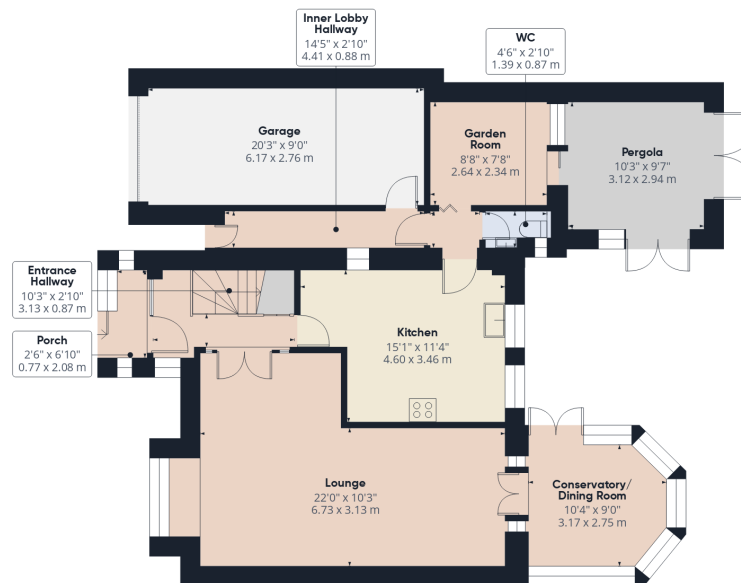
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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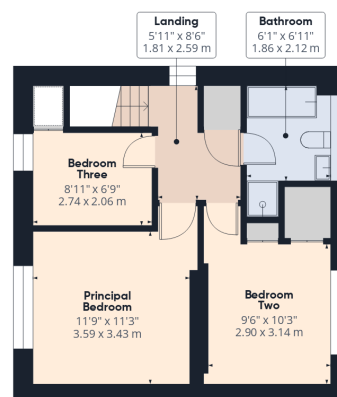


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ESTATE AGENTS



Ground Floor



Floor 1

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

1458 ft<sup>2</sup>

135.3 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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