

Terence Painter

ESTATE AGENTS



- New Home
- Detached Executive Home
- Four Bedrooms
- Principal Bedroom with En-suite and Walk-in Wardrobe
- Lounge with Log Burner
- Kitchen/Diner/Family Room
- Utility & Cloakroom/WC
- High Specification Fitted Kitchen with Integrated Appliances
- 10 Year NHBC Warranty
- Landscaped Garden
- Rural Views
- Garage & Double Driveway

2 Manston Manor, Manston Road, Manston, Ramsgate, Kent. CT12 5DA.

Freehold £675,000

AVAILABLE TO RESERVE NOW! BRAND NEW FOUR BEDROOM EXECUTIVE FAMILY HOME LOCATED IN THE PICTURESQUE VILLAGE OF MANSTON!

This is an exciting opportunity to acquire this attractive newly built generous size four bedroom detached executive family home located at Manston Manor, an exclusive development of five new homes in the picturesque village of Manston.

This recently built property offers generous size living accommodation of approx. 221m<sup>2</sup> (2383 sqft) arranged over two floors which will be finished to an impressive standard with a high specification throughout and include an integrated Beam central vacuuming system.

On the ground floor there is a generous size entrance hall, 23'1" triple aspect lounge with a fireplace, cloakroom/w.c, utility room and an impressive 20'1" kitchen/dining/family room which features a well appointed fitted kitchen with a wide range of integrated appliances and bi-folding doors to the rear garden.

On the first floor the spacious theme continues with a stunning

family bathroom and four double bedrooms including a master bedroom suite which boasts an en-suite shower room and a walk-in wardrobe.

Externally this home will feature landscaped side and rear gardens with large patio area and a double driveway which provides access to the integral garage.

This home is available now so call Terence Painter Estate Agents now to arrange your viewing and to find out how you can reserve your new home today.

## **Ground Floor**

### **Entrance**

Access is via a composite front door to the entrance hall.

### **Entrance Hall**

5.17m x 3.25m (17' 0" x 10' 8") There are stairs to the first floor, under stairs storage cupboard, tiled flooring, down lights and doors leading off to the lounge, kitchen/diner/family room, utility room and cloakroom/w.c.

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### **Lounge**

7.19m x 2.99m max (23' 7" x 9' 9" max) This is a triple aspect room with double glazed windows to the front, side and rear of the property. There is a fireplace with a hearth. Down lights. Two radiators.

### **Kitchen/Diner/Family Room**

6.13m x 5.43m (20' 1" x 17' 10") There is a six section bi-folding doors to the rear of the property, double glazed French doors to the side of the property and a double glazed window to the other side of the property. Tiled flooring. Down lights. Marble top kitchen island. Shaker style wall and base kitchen units. Stainless steel sink unit inset into marble kitchen top. Extractor fan. Radiator.

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

2.03m x 1.04m (6' 8" x 3' 5") Fitted with low level w.c and wash basin with storage under. Tiled flooring. Chrome ladder style radiator.

### **Utility Room**

3.25m x 1.85m (10' 8" x 6' 1") There is tiled flooring, down lights and a door to the garage. Single drainer stainless steel sink unit unset to work surface area. Ranged fitted base and wall cupboards. Wall mounted gas fired boiler. Radiator.

## **First Floor**

### **Landing**

4.68m x 3.25m (15' 4" x 10' 8") There is a loft hatch, down lights and doors leading off to the bedrooms and bathroom.

### **Principal Bedroom**

6.18m x 5.42m (20' 3" x 17' 9") There is a double glazed window to the rear of the property with farmland views, down lights and doors leading off to the en-suite and walk-in wardrobe.

### **Principal Bedroom En-Suite**

2.17m x 1.83m (7' 2" x 6' 1") There is a frosted double glazed window to the side of the property. Enclosed shower with tiled walls and glass door with duel head shower. Wash basin inset to vanity unit. Chrome radiator.

### **Walk-In Wardrobe**

2.20m x 1.51m (7' 3" x 4' 11") There are down lights.

### **Bedroom Two**

5.42m x 5.32m (17' 9" x 17' 5") There are two double glazed dormer windows to the side of the property, double glazed window to the front and down lights. Radiator.

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### Bedroom Three

4.69m x 3.82m (15' 5" x 12' 6") This double aspect room has a double glazed window to the rear with farmland views and a double glazed window to the side of the property. Down lights. Radiator.

### Bedroom Four

3.45m x 3.28m (11' 4" x 10' 9") This double aspect room has double glazed windows to the front and side of the property and down lights. Radiator.

### Family Bathroom

2.63m x 1.83m (8' 9" x 6' 0") There is a double glazed frosted window to the side of the property. Bath with tiling over and shower attachment with glass shower screen. Low level w.c. Chrome radiator. Wash basin with storage under and mirror over.

### Exterior

#### Rear Garden

17.91m x 16.90m (58' 9" x 55' 5") There is a large paved patio area immediately to the property, side access gate, lighting and power points.

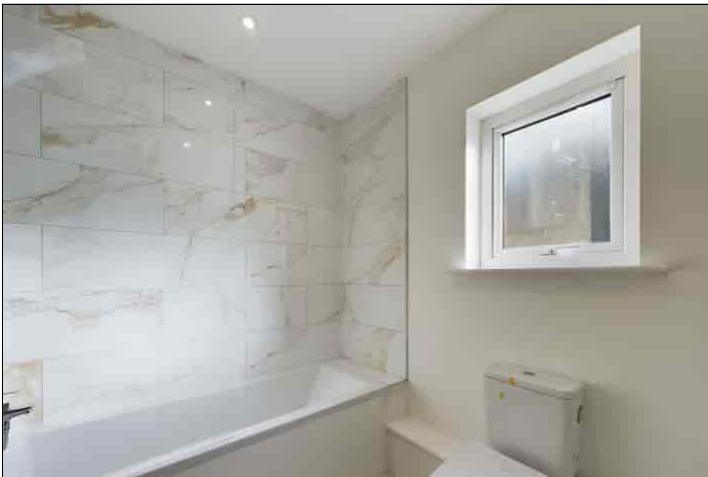
### Garage

5.42m x 5.34m (17' 9" x 17' 6") There is a double glazed window to the front of the property, glazed UPVC door to the side giving access to the garden and a remote activated door for vehicle access. Lighting and power points. Electric roller door.



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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)

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Approximate total area<sup>m</sup>

1228.72 ft<sup>2</sup>

114.15 m<sup>2</sup>

Excluding balconies and terraces

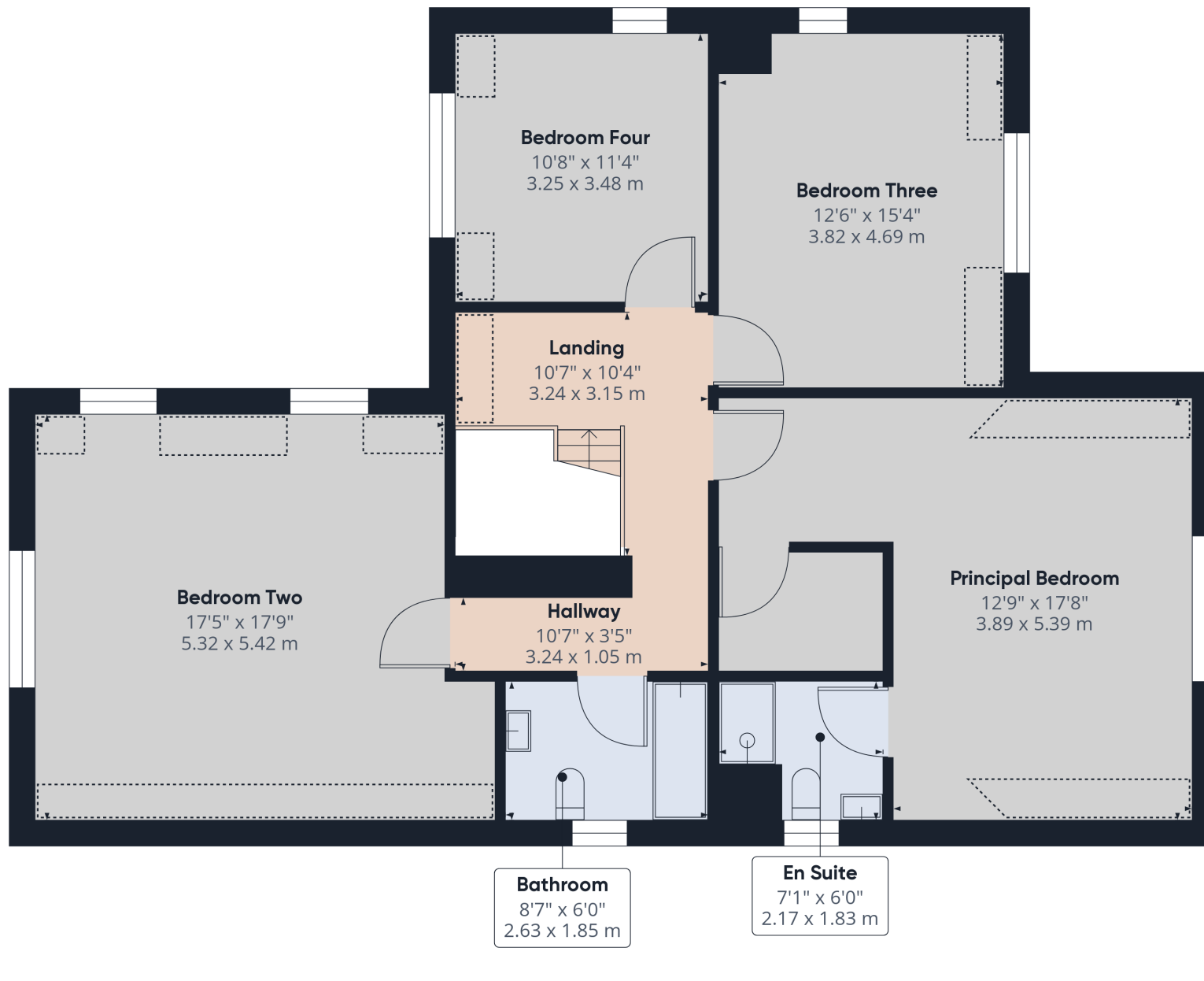
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor

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Floor 1

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

1155.85 ft<sup>2</sup>  
107.38 m<sup>2</sup>

**Reduced headroom**

106.13 ft<sup>2</sup>  
9.86 m<sup>2</sup>

Excluding balconies and terraces

⋮ Reduced headroom  
(below 1.5m/4.92ft)

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