

# Terence Painter

ESTATE AGENTS

- Spacious Detached House
- Remodelled & Refurbished
- Four Double Bedrooms
- Two With En Suites & Walk-in Wardobes
- Stunning 50m<sup>2</sup> (535sqft) Kitchen/Dining /Family Room
- Well Maintained Established Gardens
- Home Office & Utility Room
- Quiet Kingsgate Location
- Driveway & Integrated Garage/Workshop
- Well Maintained & Presented



17 Whiteness Green, Broadstairs, Kent. CT10 3JS.

Freehold £799,500

AN EXTREMELY WELL PRESENTED SPACIOUS FOUR BEDROOM DETACHED HOUSE IN SOUGHT AFTER KINGSGATE LOCATION

This stunning four bedroom detached house has been lovingly remodelled, extended and refurbished by the current owners to provide spacious living accommodation ideal for modern family living. During the refurbishment close attention to detail has been paid together with the extensive use of high quality materials and finishes.

Situated within sought after Whiteness Green at Kingsgate, the property is within easy access of the stunning cliff top promenades and sandy beaches at picturesque Botany and Kingsgate Bays. The renowned North Foreland Golf Course, local shop, public houses and restaurants can all be found within a few hundred metres of the property.

On the ground floor the property features a welcoming hallway, bright and spacious lounge, cloakroom/wc, 17ft home office, utility room and a stunning 535sqft (50m<sup>2</sup>) kitchen/dining/family room. At first floor level the principal bedroom and second bedrooms both feature a vaulted ceiling, walk-in wardrobe and an en suite shower-room/WC. There are two further double bedrooms and a stunning family bathroom with a free-standing bath and shower.

Externally the property continues to impress with its established and well maintained gardens to the front and rear with feature patios, garden pergolas and a summerhouse. There is ample off street parking to the front of the property and a 24ft integral garage workshop.

To book your appointment to view call the sole agents Terence Painter now on 01843 866866.

## Ground Floor

### Entrance

Via covered open entrance porch, with wooden painted front door and feature leaded light and coloured glass panels.

### Hallway

Spacious L-shaped entrance hall with porcelain tiled flooring, coved ceiling with inset lighting, radiator and understairs storage. Stairs leading to the first floor and doors to:

### Lounge

5.44m x 3.61m (17' 10" x 11' 10") Two double glazed windows to front with fitted shutter blinds. Oak engineered wood flooring. Two radiators. Coved ceiling.

### Cloakroom/WC

Double glazed obscure window to side. Fitted with low level close coupled WC inset to cabinet with storage to either side and oak wood top. Wash hand basin. Tiling to half wall height.

### Kitchen/Dining/Living Room

7.29m x 6.83m (23' 11" x 22' 5") Impressive triple aspect kitchen and family room with defined seating and dining areas. Double glazed windows to two sides. Two sets of double glazed French doors leading out to the rear garden. Kitchen area fitted with an extensive range of shaker style wall, base and drawer units. Oak wood work surface area incorporating twin enamel butler style sink units. Inset Smeg five burner gas hob with extractor over. Space and plumbing for an American style fridge freezer. Integrated wine fridge. Large feature island unit with quartz work counter top incorporating breakfast bar and drawer units under and pop-up power points. Inset lighting and pendant lighting. Oak engineered wood flooring. Seating area with feature contemporary fireplace and recess for television above. Radiator.

### Utility Room

2.72m x 1.49m (8' 11" x 4' 11") With double glazed window and door leading out to rear garden. Space and plumbing for washing machine and tumble dryer with oak work surface above. Fitted wall cupboards. Porcelain tiled floor. Tiling to half wall height. Door to:

### Home Office

5.32m x 2.45m (17' 5" x 8' 0") With double glazed window to front. Oak engineered wood flooring. Inset ceiling lighting. Radiator.

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## First Floor

### Landing

With feature obscure glazed half landing window to side. Hatch to loft space. Cupboard housing gas fired Vaillant boiler. Further walk-in storage cupboard housing hot water cylinder, recess for linen storage and light.

### Principal Bedroom Suite

7.32m x 3.50m (24' 0" x 11' 6") Measurements incorporating en-suite and walk-in wardrobe. Double glazed window to rear. Feature vaulted ceiling with inset ceiling lights. Radiator. Television point. Access to walk-in wardrobe area with hanging rails, space for shelf storage and inset ceiling lighting. Door to en suite shower room/wc.

### En Suite Shower Room/WC

Double glazed window to side. Shower cubicle with glass screen and rain style shower. Wash basin with vanity storage under and close coupled W.C. Tiled floor and partial wall tiling. Ladder style chrome radiator. Inset ceiling lighting and extractor.

### Bedroom Two

3.65m x 3.17m (12' 0" x 10' 5") With double glazed window to rear. Feature vaulted ceiling with inset ceiling lights. Radiator. Television point. Access to wardrobe area. Door to en suite shower room/w.c.

### En Suite Shower Room/WC

Double glazed window to side. Shower cubicle with glass screen, rain style and hand held showers. Wash basin with vanity storage under and close coupled W.C. Tiled floor and full wall tiling to two walls. Ladder style chrome radiator. Inset ceiling lighting and extractor.

### Bedroom Three

3.67m x 3.65m (12' 0" x 12' 0") Double glazed window to front with fitted shutter blinds. Oak engineered wood flooring. Coved ceiling with inset ceiling lights. Radiator.

### Bedroom Four

3.08m x 2.72m (10' 1" x 8' 11") Double glazed window to front with fitted shutter blinds. Oak engineered wood flooring. Coved ceiling with inset ceiling lights. Radiator.

### Bathroom

Double glazed window to side. Fitted with feature free-standing bath with floor-mounted bath filler tap and shower attachment. Fitted corner shower cubicle with dual head shower. Feature marble floor and wall tiling. Wash basin with vanity storage under and wall mounted W.C. Inset feature shelving and lighting. Chrome ladder-style radiator. Inset ceiling lighting.

### Exterior

#### Front Garden

With feature mature planting and lawn area and incorporating large block paved driveway providing off street parking and leading to integrated garage. Gates providing access to both sides of the property.

#### Garage/Workshop

7.34m x 2.65m (24' 1" x 8' 8") With double wooden doors to front and double glazed window and door to rear garden. Power and lighting.

#### Rear Garden

15m extending to 22m x 14.20m (49' 3" extending to 73' 7") With large Indian sandstone patio area with feature adjustable pergola over. Lawn with established borders. Corner timber summer-house and further feature cedar-wood pergola. Outside lighting and water tap.

#### Council Tax Band F

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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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Ground Floor

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

1347.53 ft<sup>2</sup>

125.19 m<sup>2</sup>

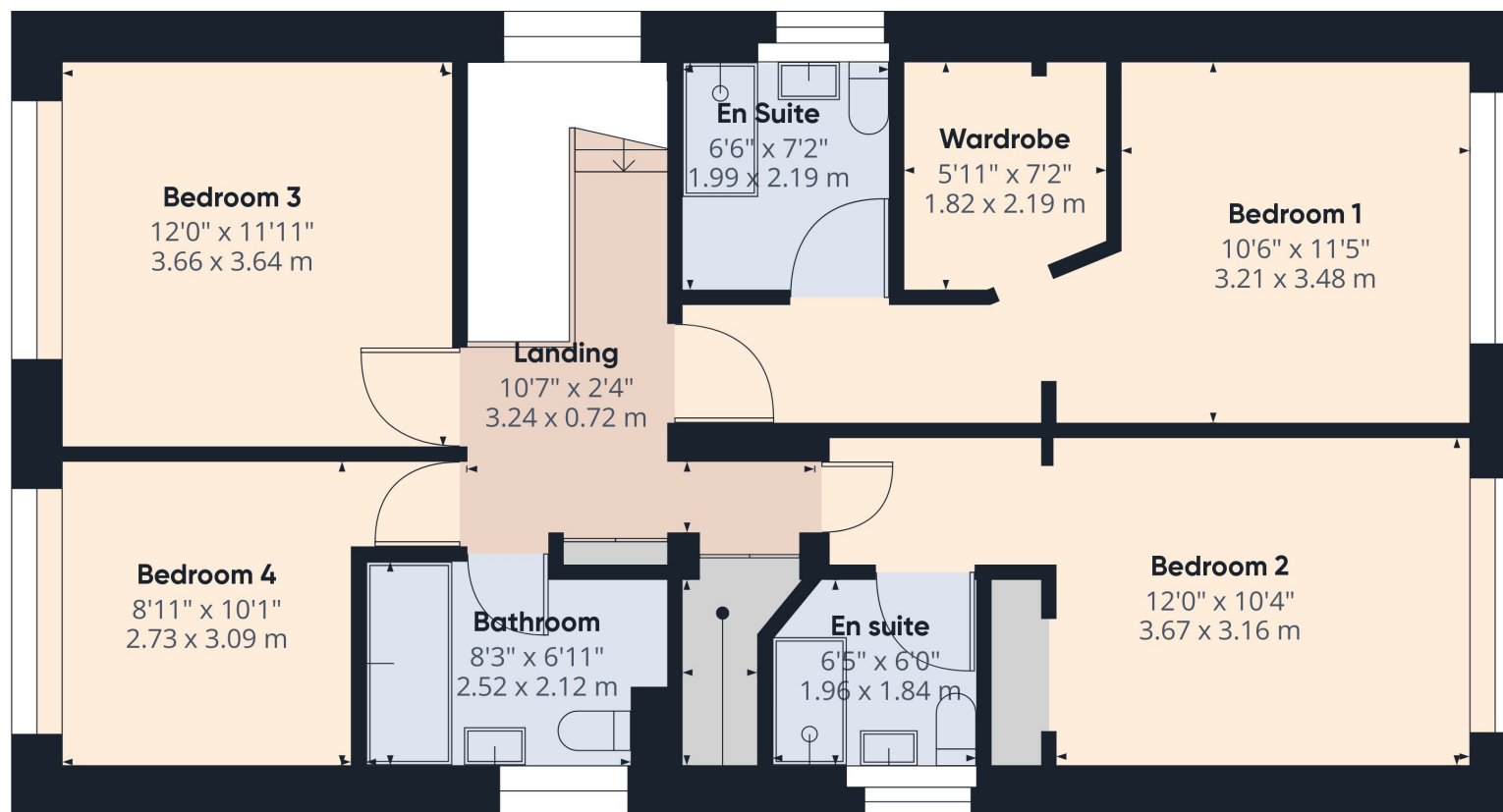
(1) Excluding balconies and terraces

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

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

854.72 ft<sup>2</sup>

79.41 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

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