

Terence Painter

ESTATE AGENTS



- Semi Detached House
- 3/4 Double Bedrooms
- 2/3 Reception Rooms
- Large Garage & Double Driveway
- Family Bathroom & Ground Floor Shower Room
- Peaceful Cul-de-sac Location
- No Forward Chain
- South Facing Rear Garden
- Fitted Kitchen/Breakfast Room
- Extended Accomodation



6 Fairacre, Broadstairs, Kent. CT10 2JN.

Freehold £450,000

SO MUCH MORE THAN MEETS THE EYE.....EXTENDED THREE/FOUR BEDROOM SEMI DETACHED FAMILY HOME CLOSE TO LOCAL AMENITIES AND WITH NO FORWARD CHAIN!.

This attractive home is ideally situated for family living as it is within the catchment areas of some of Broadstairs' most sought after primary and secondary schools and is located just over a mile of Broadstairs bustling high street, picturesque sandy beaches and mainline railway station with high speed services to London St Pancras.

Arranged over two floors the spacious and versatile accommodation of this home comprises a welcoming entrance hall, lounge, dining room, shower room/w.c, fully fitted kitchen/breakfast room and a third reception room/bedroom four. On the first floor is a family bathroom and three further double bedrooms with the master bedroom boasting a range of fitted furniture.

Externally there is a delightful mainly lawned south facing rear garden, and a double garage with a remote activated shutter style door.

This really is a wonderful family home 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 glazed UPVC door to the entrance porch.

Entrance Porch

1.67m x 1.26m (5' 6" x 4' 2") There is tiled flooring and a further glazed UPVC door to the entrance hall.

Entrance Hall

3.20m x 1.27m (10' 6" x 4' 2") There are carpeted stairs to the first floor, under stairs storage cupboard, radiator, laminate wood flooring, telephone point and doors leading off to the lounge, kitchen/breakfast room and shower room/w.c.

Lounge

4.49m x 3.51m (14' 9" x 11' 6") There is a double glazed window to the front of the property, glazed wooden French door to the dining room, feature gas fireplace, television point and carpet flooring.

Dining Room

3.48m x 3.41m (11' 5" x 11' 2") There are double glazed sliding doors to the rear garden, service hatch to the kitchen, radiator and carpet flooring.

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Kitchen/Breakfast Room

4.74m x 3.07m (15' 7" x 10' 1") There is a double glazed window to the rear of the property and an open doorway to a small lobby area with doors leading off to reception room three/bedroom four and the garage. The kitchen comprises an extensive range of fitted wall, base and drawer units with an integrated electric oven/grill and a ceramic hob with an extractor hood over. There is space and plumbing for a washing machine and under the counter fridge and freezer. Other features include a stainless steel sink unit inset to stone effect roll top worksurfaces, localised wall tiling, radiator, down lights and tiled flooring.

Reception Room Three/Bedroom Four

5.11m x 4.30m (16' 9" x 14' 1") This double aspect room features a double glazed window to the rear of the property and double glazed French doors to the side which provide access to the garden. There is a feature brick fireplace, wall lights, media points, radiator and wooden flooring.

First Floor

Landing

There is a double glazed window to the side of the property, loft hatch, carpet flooring and doors leading off to the bathroom and bedrooms.

Bedroom One

4.27m x 3.38m (14' 0" x 11' 1") Measurements include and extensive range of fitted wardrobes and complementing bedside tables. There is a double glazed window to the rear of the property, radiator and carpet flooring.

Bedroom Two

3.25m x 3.09m (10' 8" x 10' 2") There is a double glazed window to the rear of the property, radiator and carpet flooring.

Bedroom Three

3.52m x 2.39m (11' 7" x 7' 10") There is a double glazed window to the front of the property, fitted cupboard with shelving, radiator and carpet flooring.

Bathroom

There is a frosted double glazed window to the front of the property, panelled bath with a chrome mixer tap with a shower attachment, low level w.c, towel radiator and a wash hand basin with fitted illuminated mirror over with electric shaver point. The walls and flooring are fully tiled.

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Exterior

Rear Garden

11.90m x 5m (39' 1" x 16' 5") This wonderful south facing garden features a paved patio area immediately to the property with the remainder of the garden being laid to lawn with flower beds. There is a timber shed and flint wall and fenced boundaries.

Garage

4.34m x 4.00m (14' 3" x 13' 1") There is a remote activated shutter style door to the front, roof light, power points and lighting.

Council Tax Band

The council tax band is C.



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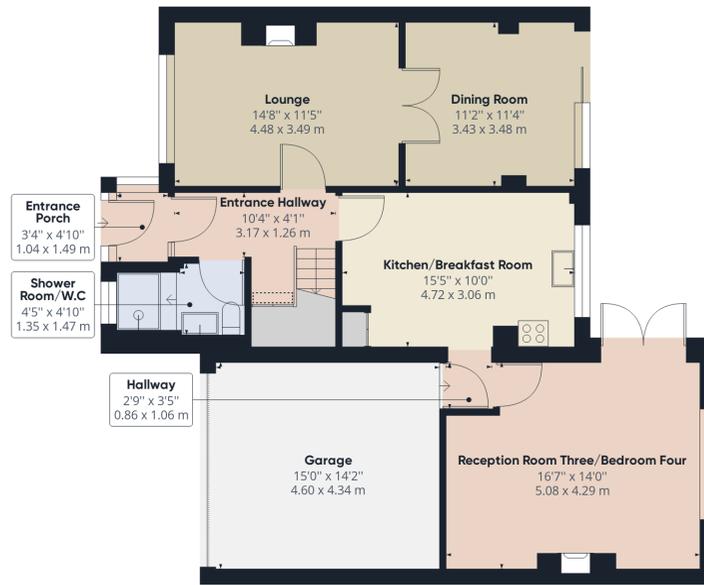


Viewing strictly by prior appointment with the Selling Agents
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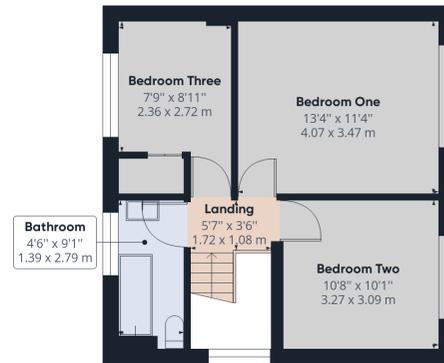
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1466.65 ft²
136.26 m²

Reduced headroom

1.95 ft²
0.18 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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