



Terence Painter

ESTATE AGENTS

- Detached House
- Four Bedrooms
- Fitted Kitchen/Breakfast Room
- 19'6" Lounge
- Fantastic Central Broadstairs Location
- Master Bedroom & En-suite Bathroom
- Fitted Wardrobes to All Bedrooms
- Immacuately Presented Throughout
- Spacious & Flexible Living Accommodation
- 36'2" Tandem Garage/Workshop
- Large Block Paved Driveway
- 31'8" Conservatory
- Landscaped Rear Garden with Garden Room/Home Office

5 Tina Gardens, Broadstairs, Kent. CT10 1BJ.

Freehold £729,000

BEAUTIFULLY PRESENTED AND SPACIOUS FOUR DOUBLE BEDROOM DETACHED HOUSE SET IN A QUIET CUL-DE-SAC LOCATION OFFERING SO MUCH MORE THAN FIRST MEETS THE EYE!.

This impressive size four double bedroom detached family home is located in one of Broadstairs' most desirable locations and is ideally situated within easy reach of the picturesque beach at Stone Bay and within a mile of Broadstairs High Street where you will find many shops, cafes, restaurants, schools and transport links.

This home has been much loved by the current vendors who over the years have undertaken many improvements and present it in immaculate condition, inside and out!. The generous and versatile accommodation of this home comprises a welcoming entrance hall, Utility room/W.C, modern fitted kitchen/breakfast room, dining room and a large 19'6" lounge with doors leading off to the fourth double bedroom and the 31'8" conservatory, with double glazed French doors to the rear garden.

On the first floor there is a very well appointed family bathroom and three further double bedrooms with fitted wardrobes. The principle bedroom also boasts a large modern en-suite bathroom.

Externally this home continues to impress with a mainly lawned rear garden with a raised decked terrace area, timber shed and a barbeque cabin. The garden also features a solid built 17'4" garden room/home office with lighting and power. This home offers an abundance of off street parking with a large block paved driveway and a 36'2" tandem garage/workshop.

This really is the perfect family home so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

Access into the property is via a glazed UPVC door with sidelights.

Entrance Hall

3.68m x 1.64m (12' 1" x 5' 5") This welcoming entrance hall features carpeted stairs to the first floor, radiator with cover, wood flooring and doors leading off to the kitchen/breakfast room, dining room, lounge and utility/w.c.

Kitchen/Breakfast Room

4.46m x 2.95m (14' 8" x 9' 8") This attractive well appointed kitchen features an extensive range of red high gloss wall, base and drawer units with an integrated dishwasher and space and plumbing for an American style fridge/freezer and dual fuel range cooker with an extractor hood over, stainless steel sink unit with mixer tap inset to roll top work surfaces, localised wall tiling and vinyl flooring. There is a double glazed window to the front of the property with fitted shutter blinds and a door to the side which provides access to the garage/workshop.

Dining Room

4.18m x 3.92m (13' 9" x 12' 10") There is a double glazed window to the rear, radiator with cover, television point and wooden flooring.

Utility Room/W.C

1.87m x 1.65m (6' 2" x 5' 5") There is a high level double glazed window to the front of the property, wash hand basin with mixer tap inset to a vanity unit with fitted mirror over, low level w.c, chrome ladder style towel radiator and fitted cupboards which house the washing machine and tumble dryer. The walls and flooring are fully tiled.

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Lounge

5.95m x 5.26m (19' 6" x 17' 3") There is a feature electric fire place with tiled hearth, media points, two radiator with covers, wooden flooring, door to bedroom four and double glazed French doors with sidelights to the conservatory.

Bedroom Four

3.32m x 2.96m (10' 11" x 9' 9") This room features a double glazed window to the front with fitted shutter blinds, fitted wardrobes, radiator with cover and wooden flooring.

Conservatory

9.66m x 2.71m (31' 8" x 8' 11") This fantastic size conservatory enjoys views over the garden and features double glazed French doors to the garden and another set to the garage/workshop. There are two radiators with covers and wooden flooring.

First Floor

Landing

5.41m x 1.78m (17' 9" x 5' 10") There is a double glazed window to the front of the property with fitted shutter blinds, loft hatch, radiator with cover, linen cupboard, carpet flooring and doors leading off to the bathroom and bedrooms.

Principle Bedroom

5.25m x 3.38m (17' 3" x 11' 1") There is an extensive range of fitted bedroom furniture, double glazed window to the rear of the property with fitted shutter blinds, radiator with cover, carpet flooring and a door to the en-suite bathroom.

Principle Bedroom En-Suite Bathroom

3.43m x 1.80m (11' 3" x 5' 11") This fully tiled room features a panelled bath with mixer tap with hand shower attachment, twin wash hand basins inset to a vanity unit, low level w.c, a chrome ladder style towel radiator and a double glazed window to the front with fitted shutter blinds.

Bedroom Two

4.20m x 4.15m (13' 9" x 13' 7") This room features a double glazed window to the rear with shutter blinds, two sets of fitted wardrobes, radiator with cover and carpet flooring.

Bedroom Three

4.07m x 3.92m (13' 4" x 12' 10") This room features a double glazed window to the front with shutter blinds, fitted wardrobes, radiator with cover and carpet flooring.

Bathroom

3.45m x 1.97m (11' 4" x 6' 6") There is a double glazed window to the front of the property with fitted shutter style blinds. This very well appointed bathroom features a panelled jacuzzi bath with chrome mixer tap with hand shower attachment, large fully tiled shower cubicle, low level w.c, wash hand basin inset to a vanity unit, chrome ladder style towel radiator and fully tiled walls and flooring.

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Exterior

Rear Garden

10.90m x 9.80m (35' 9" x 32' 2") This beautifully kept landscaped garden features a raised decked terrace area immediately to the property which offers ample space for a large outdoor seating area and also features a timber built barbeque cabin. The remainder of the garden is mainly laid to lawn with well stocked flower borders and a timber shed. There is a door to the garage/workshop, French doors to the garden room/cabin and a side access gate.

Garden Room/Home Office

5.28m x 2.70m (17' 4" x 8' 10") This fantastic addition to the property is currently used as a home office but could lend itself for a multitude of uses. There is a double glazed window which enjoys views over the garden, lighting, power points and vinyl flooring.

Tandem Double Garage/Workshop

11.03m x 2.70m (36' 2" x 8' 10" max) This large area features a shutter style door to the front of the property, door to the kitchen/breakfast room, glazed UPVC French doors to the conservatory and a further glazed UPVC door to the rear garden. There is lighting, power points and tiled flooring.

Driveway

There is a large block paved driveway to the front of the property which provides ample off street parking and access to the garage/workshop.

Council Tax

The council tax band is F.



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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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Approximate total area⁽¹⁾

1646.12 ft²

152.93 m²

Balconies and terraces

318.18 ft²

29.56 m²

(1) Excluding balconies and terraces

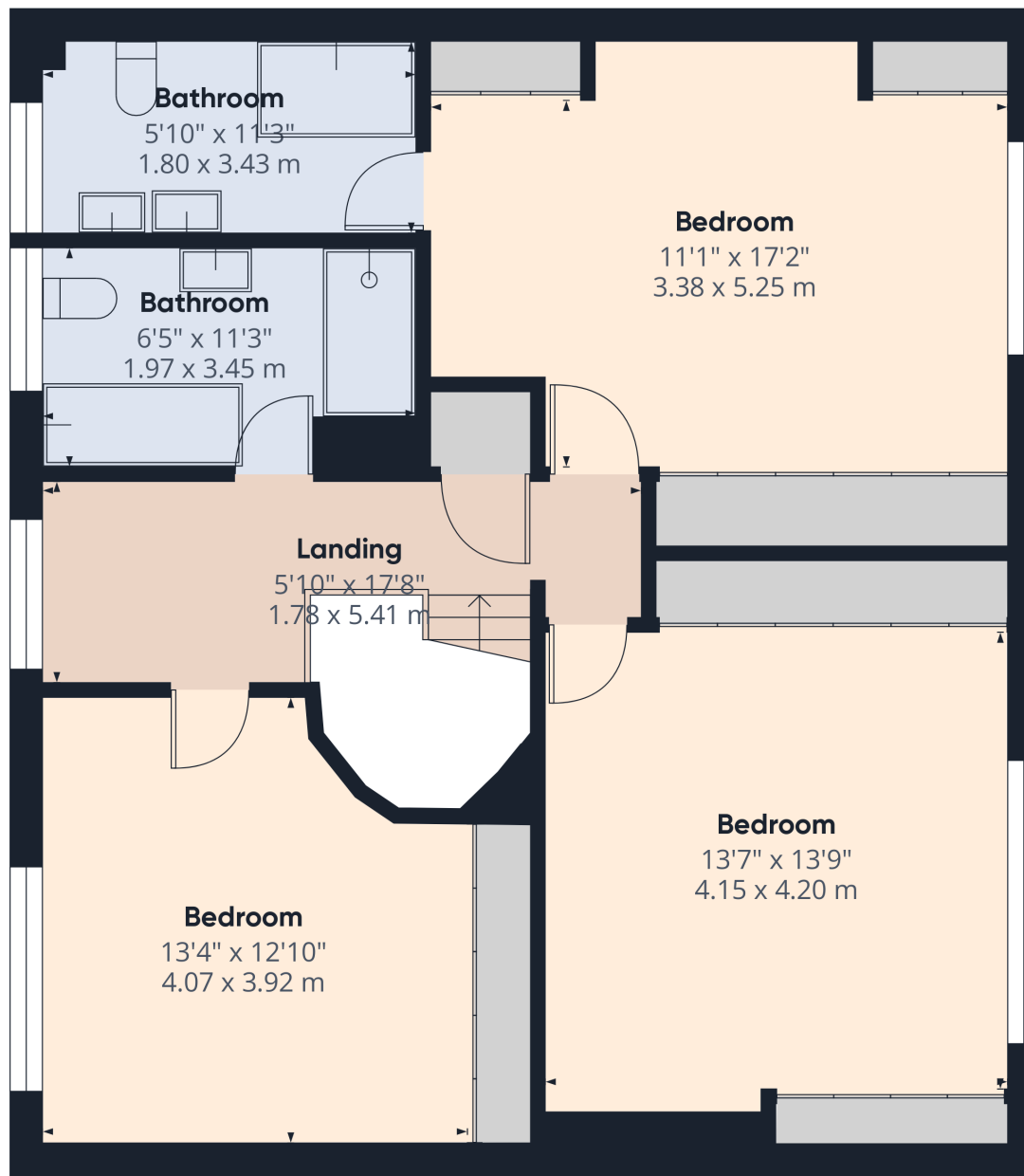
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

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Approximate total area⁽¹⁾

851.22 ft²

79.08 m²

(1) Excluding balconies and terraces

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