

Terence Painter

ESTATE AGENTS



- Detached Three Bedroom House
- Private Road Location
- Immaculately Presented Throughout
- Beautifully Landscaped Low Maintenance Rear Garden with Summerhouse
- No Forward Chain
- Well Appointed Kitchen with Integrated Appliances
- En-Suite Shower Room to Master Bedroom
- Picturesque Village Location
- Detached Double Garage & Large Driveway
- 30'2" Open Plan Kitchen/Living Room
- Impressive Bathroom
- Remainder of a 12 Year BLP Secure New Home Warranty

14 Orchard Close, St Nicholas At Wade, Birchington, Kent. CT70DP.

Freehold £535,000

MODERN AND IMMACULATLY PRESENTED DETACHED THREE DOUBLE BEDROOM EXECUTIVE HOME, LOCATED WITHIN A PRIVATE ROAD IN THE PICTURESQUE VILLAGE OF ST NICHOLAS AT WADE

The perfect opportunity to acquire this attractive and beautifully presented three double bedroom detached executive home located at Orchard Close, an attractive private road in the picturesque village of St Nicholas at Wade.

This property offers modern open plan living arranged over two floors which has been finished to an impressive standard and to a high specification throughout.

Throughout the ground floor the property features beautiful walnut hardwood flooring with underfloor heating. There is a cloakroom/w.c, and a 30'2" triple aspect open plan living area which features a well appointed modern kitchen with a wide range of integrated appliances and quartz worktops. In the lounge area there are double glazed French doors leading out to the rear garden.

On the first floor the spacious theme continues with a stunning bathroom and three double bedrooms including a principal bedroom with an en-suite shower room. Both the principal and second bedrooms feature double glazed French doors to the rear opening to form Juliet balconies, with both enjoying views over the rear garden.

Exterior

Externally this home features a landscaped low maintenance rear garden with two large Indian sandstone patio areas, two artificial lawned areas, well stocked flower beds and a timber built summer house with lighting and power. There is a detached double garage with remote activated doors and a double width block paved driveway. This property also benefits from the remainder of a 12 Year BLP secure new home warranty and is being offered with no forward chain.

This home is available to view now so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing appointment.

Location

St Nicholas At Wade

St Nicholas At Wade is a picturesque rural village which is served by two public houses, a 13th century church, a village hall, primary school and sports field (Bell Meadow) with a cricket pavilion. St Nicholas At Wade is also ideally located within easy reach of the historic city of Canterbury (approx. 10 miles) and Ramsgate (8 miles), with its Royal Harbour and picturesque marina with its good selection of restaurants, bars and shops. The village of Minster (approx. 4 miles) offers a selection of independent shops, pubs and restaurants. Out of town leisure and shopping facilities can be found at Westwood Cross, approx. 7 miles distant. The property is easily connected with the motorway network via the A299 Thanet Way and A2. The Thanet Parkway Railway Station connects to the High Speed rail services to London St Pancras, and is located within 6 miles.

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Directions

After entering Manor Road from Canterbury Road, Orchard Close is located to the left after approximately 400m, just after Manor Hall.

Entrance

Access into the property is via a composite front door with side light leading to the entrance lobby with door to the cloakroom/w.c, a fitted cloak cupboard, hardwood walnut flooring with underfloor heating and carpeted stairs to the first floor. This area is open to the open plan living, dining area and kitchen.

Cloakroom/W.C

There is a double glazed window to the side of the property, wash hand basin with mixer tap, low level w.c, chrome ladder style towel radiator, down lights, extractor and hardwood walnut flooring with underfloor heating.

Open Plan Living, Dining Room & Kitchen

9.19m x 5.45m (30' 2" x 17' 11") This well defined triple aspect room features three double glazed windows and French doors with side lights to the rear providing access to the rear garden and large double glazed windows to the front and side of the property. The kitchen comprises an extensive range of fitted wall, base and drawer units with a wide range of integrated appliances including an electric oven/grill, induction hob with an extractor hood over, fridge/freezer, washer/dryer and dishwasher. There's a stainless steel sink unit with mixer tap inset to quartz worktops, a breakfast bar area and under unit lighting. There is hardwood walnut flooring throughout the ground floor with underfloor heating. The living room area features an under stairs storage cupboard and media points.

First Floor

Landing

There is a double glazed window to the front of the property, large storage cupboard housing the combination boiler, radiator, carpet flooring and doors leading to the bathroom and bedrooms.

Principal Bedroom

4.28m x 3.01m (14' 1" x 9' 11") There are double glazed French doors to the rear of the property which open to form a Juliet balcony enjoying views over the rear garden. There is a radiator, carpet flooring and a door to the en-suite shower room.

En-Suite Shower Room

2.99m x 1.41m (9' 10" x 4' 8") This room features a double width fully tiled shower cubicle with a fitted rain style shower head with hand shower attachment, chrome ladder style radiator, a low level w.c., and wash hand basin with mixer tap, both inset to a vanity unit with stone effect top. There is an extractor, down lights and Karndean flooring.

Bedroom Two

3.31m x 3.02m (10' 10" x 9' 11") There are double glazed French doors to the rear of the property which open to form a Juliet balcony enjoying views over the rear garden. There is a radiator and carpet flooring.

Bedroom Three

3.10m x 2.36m (10' 2" x 7' 9") There is a large double glazed window to the front of the property, radiator and carpet flooring.

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Bathroom

2.35m x 2.08m (7' 9" x 6' 10") There are frosted double glazed windows to the front and side of the property, panelled bath with chrome mixer tap and complementing mixer shower over, chrome ladder style towel radiator, a low level w.c. and wash hand basin with chrome mixer tap, both inset to a vanity unit with stone effect top. There is localised wall tiling, down lights, extractor and Karndean flooring.

Exterior

Rear Garden

14.20m x 15.10m (46' 7" x 49' 6") This beautifully landscaped low maintenance garden features a large Indian sandstone patio area immediately to the property with a complimenting footpath leading down to a further Indian sandstone seating area. There is a large timber built summerhouse with lighting and power, three artificial lawned areas and well stocked flower beds with an eclectic range of hedges and planting. There is a personal door to the garage, side access gate leading to the driveway, outside lighting, power and a water tap.

Detached Double Garage & Driveway

6.82m x 5.71m (22' 5" x 18' 9") A real bonus addition to this property is the detached double garage with internal overhead storage, two remote activated up and over doors, power points and lighting. There is a double width block paved driveway to the front.

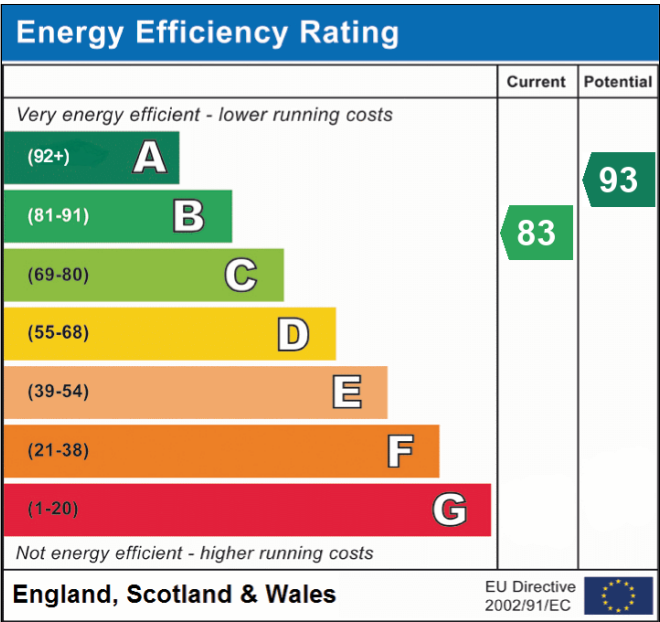
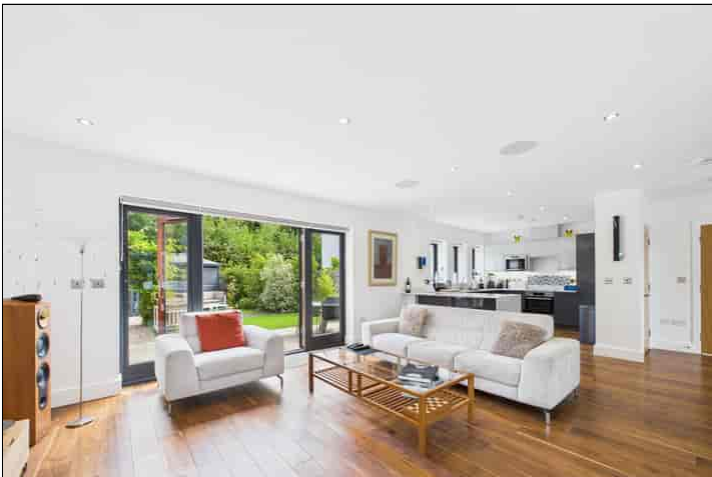
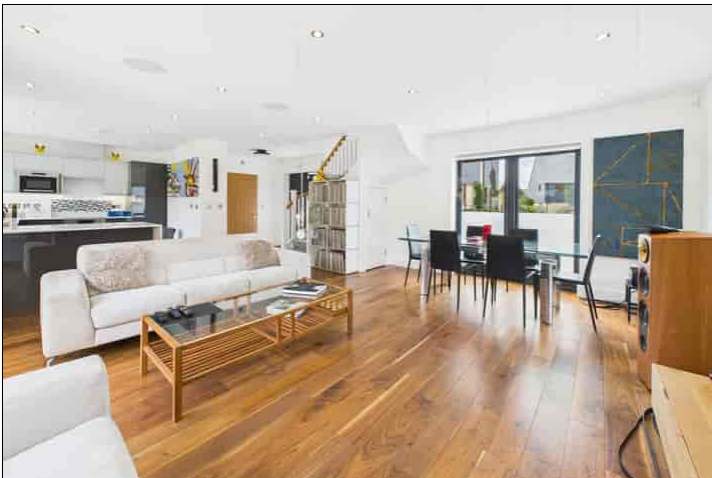
Council Tax Band - E

EPC Rating - 83 - Band B



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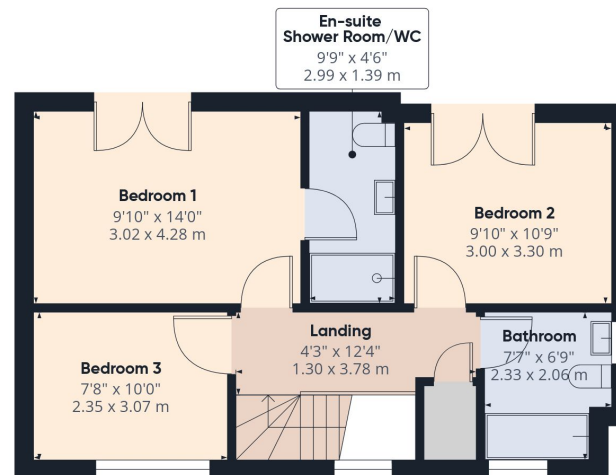


Viewing strictly by prior appointment with the Selling Agents
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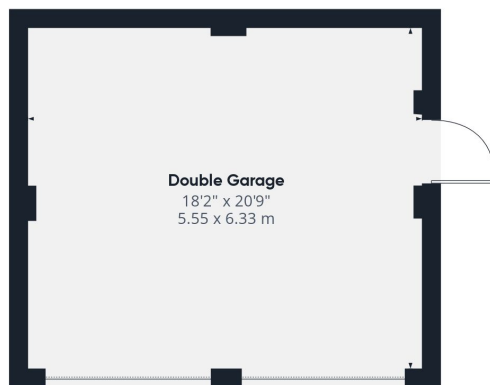
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

1418 ft²

131.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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