



Terence Painter

ESTATE AGENTS

- Detached Family House
- Three Double Bedrooms
- En Suite Shower Room to Master Bedroom
- Property Built in 2013
- Remainder Of 10 Year NHBC Guarantee
- Garage & Double Driveway
- Well Appointed Kitchen
- 17'10" Living Room
- Downstairs Cloakroom/W.C
- Lawned Rear Garden with Block Paved Patio Area
- Located Within Yards Of The QEQM Hospital
- Spacious Family Bathroom
- No Forward Chain



2 Lister Road, Margate, Kent. CT94AE.

Freehold £349,995

MODERN DETACHED FAMILY HOUSE CLOSE TO HOSPITAL AND LOCAL AMENITIES WITH NO FORWARD CHAIN!

Constructed in 2013, this beautifully presented three double bedroom detached house is situated within yards of the QEQM hospital and offers spacious accommodation with a contemporary high quality finish. Local shops, restaurants and pubs are all within a short walk, with Margate town centre, station and sea front each within three-quarters of a mile. The property offers spacious living accommodation including a welcoming entrance hall, spacious 17'10" living room with access directly out to the rear garden, a beautifully fitted modern white high gloss kitchen and a cloakroom/w.c.

On first floor level is the master bedroom with an en-suite shower room, two further double bedrooms and the spacious family bathroom. Externally this home boasts a lawned rear garden with a block paved patio area, garage and a double driveway.

We are sure you will be truly impressed by the attention to detail and quality of the finish of this home so call 01843 866866 to book your viewing now.

Ground Floor

Entrance

Access into the property is via a part glazed composite front door.

Entrance

3.799m x 1.356m (12' 6" x 4' 5") There are carpeted stairs to the first floor, radiator and doors leading off to the cloakroom/w.c, kitchen and living room.

Cloakroom/W.C

There is a frosted double glazed window to the front of the property, low level w.c, radiator, wash hand basin inset to a vanity unit, extractor, tiled walls to dado height and vinyl flooring.

Kitchen

3.025m x 2.854m (9' 11" x 9' 4") There is a double glazed window to the front of the property. This kitchen comprises a matching range of white high gloss wall, base and drawer units with an integrated electric oven/grill and a four burner gas hob with an extractor hood over. There is space and plumbing for a fridge freezer and washing machine, a stainless steel sink unit inset to black stone effect worktops, localised tiling, under unit lighting, radiator and vinyl flooring.

Living Room

5.423m x 5.129m (17' 10" x 16' 10") This room features two double glazed windows to the side of the property, double glazed French doors with side lights which provide access to the garden, large under stairs storage cupboard, radiator, carpet flooring and television and telephone points.

First Floor

Landing

There is a linen cupboard, access hatch to the loft space, carpet flooring and doors leading off to the bedrooms and family bathroom.

Master Bedroom

3.645m x 3.870m (12' 0" x 12' 8") There is a double glazed window to the front of the property, television point, radiator, carpet flooring and a door to the en suite shower room.

En Suite Shower Room

There is a frosted double glazed window to the front of the property, fully tiled corner shower cubicle with a rain style mixer shower with a hand shower attachment, low level w.c, pedestal wash hand basin, chrome ladder style towel radiator, extractor, fully tiled walls and vinyl flooring.

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Bedroom Two

5.101m x 2.905m (16' 9" x 9' 6") There are double glazed windows to the front and rear of the property, television point, radiator, carpet flooring

Bedroom Three

4.995m x 2.359m (16' 5" x 7' 9") There are double glazed windows to the side and rear of the property, television point, radiator, carpet flooring

Family Bathroom

2.711m x 2.127m (8' 11" x 7' 0") There is a frosted double glazed window to the side of the property, P shaped bath with a shower over, low level w.c, wash hand basin inset to a vanity unit, chrome ladder style radiator, extractor and fully tiled walls and flooring.

Exterior

Rear Garden

10.60m wide x 5.95m max (34' 9" x 19' 6") The garden is mainly laid to lawn with a block paved seating area. There is a side access gate, double glazed door to the garage, outside lighting and hose point.

Garage

5.351m x 2.731m (17' 7" x 9' 0") There is an up and over door to the front, part glazed door to the garden, lighting, power points, wall mounted combination boiler and electric consumer unit.

Driveway

To the front of the property is a block paved driveway for two cars.



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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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Ground Floor
Approx. Floor
Area 593 Sq.Ft.
(55.1 Sq.M.)

1st Floor
Approx. Floor
Area 593 Sq.Ft.
(55.1 Sq.M.)

Total Approx. Floor Area 1186 Sq.Ft. (110.2 Sq.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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