

Terence Painter

ESTATE AGENTS



- Detached Bungalow
- Three Double Bedrooms
- Fitted Kitchen
- Conservatory
- Detached Garage & Driveway
- Bathroom & Separate WC
- 41'4" Rear Garden
- 18'1" Lounge/Diner
- No forward Chain
- Peaceful Cul-de-sac Location

**33 Cedar Close, Broadstairs, Kent. CT103BU.**

**Freehold £350,000**

## THREE BEDROOM DETACHED BUNGALOW IN A FABULOUS LOCATION!

This spacious detached bungalow is situated close to Reading Street Village with its quaint pub, café and easy access to bus routes and the popular North Foreland golf course. This home which does require some updating sits on a nice size plot in a quiet cul-de-sac location. The property offers generous size living accommodation comprising a welcoming entrance hall, well defined lounge/diner, conservatory, fitted kitchen, three double bedrooms, bathroom and separate w.c.

Externally the property benefits from a detached garage, 41'4" lawned rear garden and a generous size front garden which features a driveway.

This home is being offered with no forward chain. Call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

### Entrance

Access is via a glazed UPVC door at the side of the property leading into:

### Entrance Porch

There is a built in cupboard, quarry tiled flooring and a glazed wooden door to the entrance hall.

### Entrance Hall

There is a linen cupboard which houses the combination boiler, radiator, loft hatch, parquet flooring and doors leading off to the living room, kitchen, bathroom, separate w.c and bedrooms.

### Lounge/Diner

5.52m max x 4.91m max (18' 1" x 16' 1") This is an L shaped room with double glazed windows to the front and side of the property, service hatch to the kitchen, radiators, media points and carpet flooring.

### Kitchen

2.89m x 2.40m (9' 6" x 7' 10") There is a glazed door with side light to the conservatory, range of fitted wall, base and drawer units with an integrated electric oven/grill and gas hob with an extractor hood over, space and plumbing for a washing machine and fridge/freezer, sink unit inset to roll top worksurfaces and tiled flooring.

### Conservatory

There is access to the garden and tiled flooring.

### Bedroom One

4.28m x 3.21m (14' 1" x 10' 6") There is a frosted double glazed window to the rear which enjoys views over the garden, radiator and carpet flooring.

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### Bedroom Two

3.29m x 2.65m (10' 10" x 8' 8") There is a frosted double glazed window to the rear which enjoys views over the garden, radiator and carpet flooring.

### Bedroom Three

3.32m x 2.38m (10' 11" x 7' 10") There is a frosted double glazed window to the rear which enjoys views over the garden, radiator and carpet flooring.

### Bathroom

1.70m x 1.53m (5' 7" x 5' 0") There is a frosted double glazed window to the side of the property, panelled bath with shower over, pedestal wash hand basin, low level w.c, towel radiator, tiled walls and flooring.

### Separate W.C

There is a frosted double glazed window to the side of the property, low level w.c and wash hand basin.

### Exterior

#### Rear Garden

12.60m x 11.40m (41' 4" x 37' 5") This garden is mainly laid to lawn with a timber shed and side access gates to both sides of the property.

#### Front Garden

Laid to lawn with borders and driveway leading to garage.

### Garage

There is a metal up and over door to the front, glazed wooden door to the rear, lighting and power points.

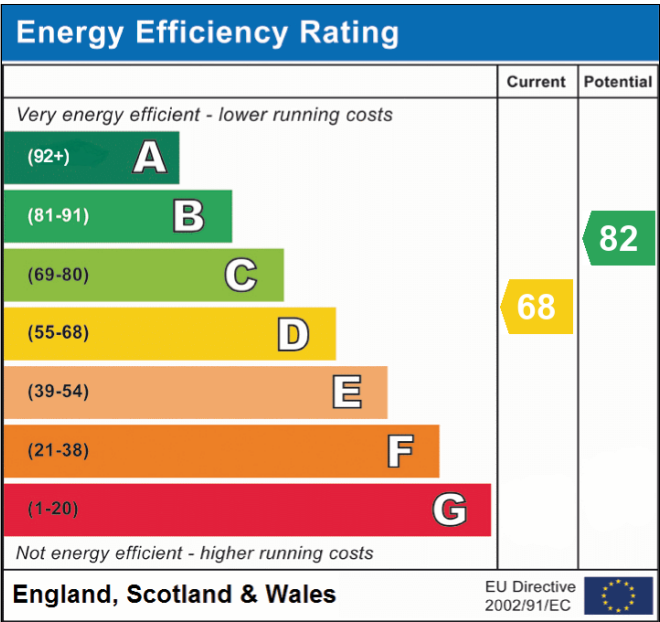
### Council Tax Band

The council tax band is D.



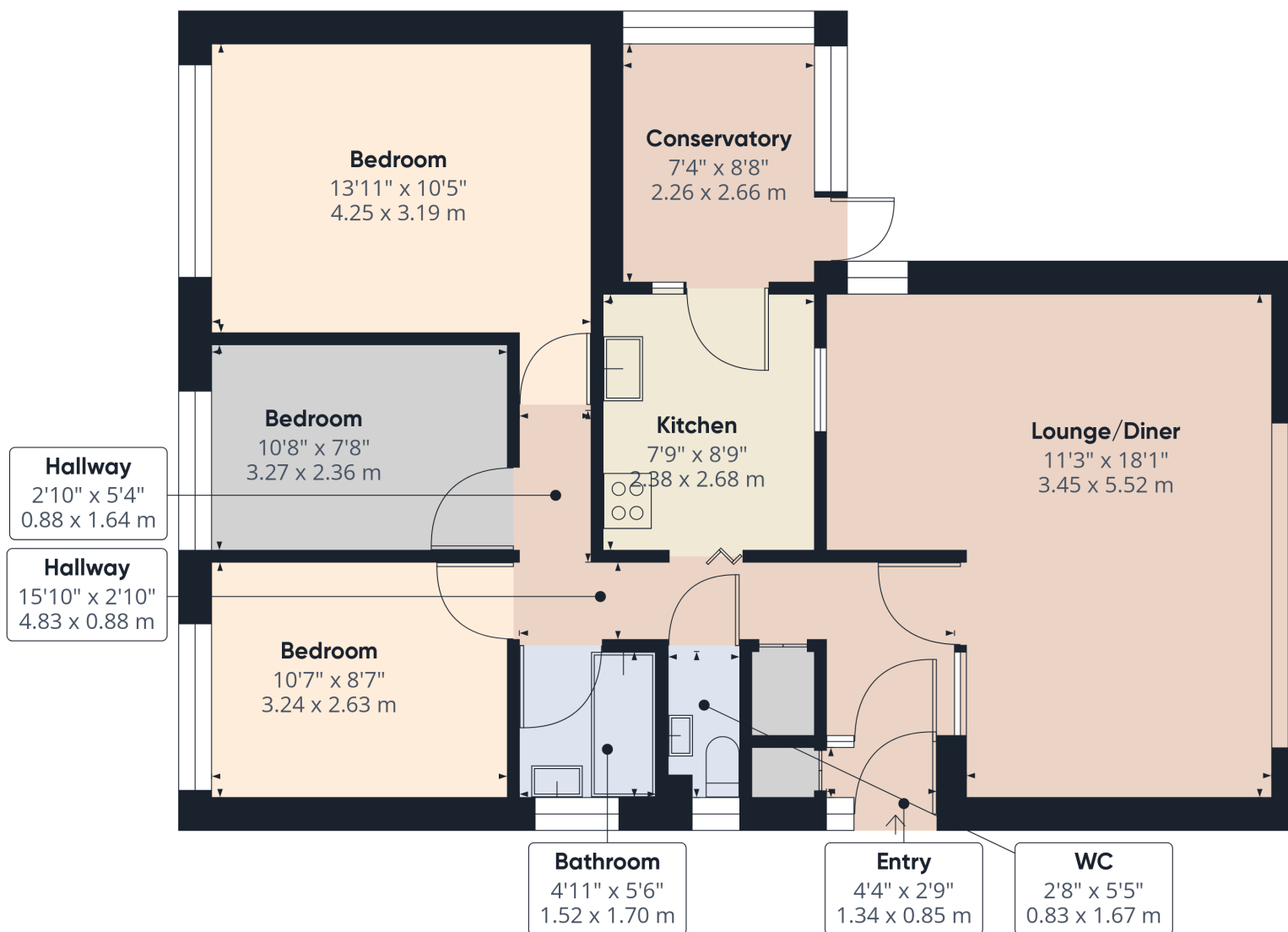
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Viewing strictly by prior appointment with the Selling Agents  
**TERENCE PAINTER.**  
 Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)  
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Approximate total area<sup>m</sup>

869.62 ft<sup>2</sup>

80.79 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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Ground Floor Building 1

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