

Terence Painter

ESTATE AGENTS



- Spacious Family Home
- Three / Four Double Bedrooms and a Study
- Lounge, Dining Room & Sitting Room
- Fitted Kitchen
- Utility & Shower Room
- Corner Plot Garden
- Garage & Driveway
- Walking Distance to Dumpton Train Station
- Close to Dumpton Gap Beach & King George V Park
- Easy Access to Broadstairs & Ramsgate Town Centers
- Close to Schools
- Must Be Seen to be Appreciated!



51 Warten Road, Ramsgate, Kent. CT11 8BJ.

Freehold £380,000

SPACIOUS FAMILY HOUSE WITH PLENTY OF ROOM TO WORK FROM HOME AND BEAUTIFUL GARDEN. Terence Painter Estate Agents are proud to be marketing this attractive and extended three/four bedroom semi detached house situated on the Ramsgate /Broadstairs border. The property has been well cared for by the current owners and offers generous accommodation over two floors. Upstairs there are three bedrooms, large games room, bathroom and a study. Downstairs there is a bright and airy lounge, open plan kitchen/diner, sitting room and utility/shower room. There is a a great garden with decked seating area and main lawn with access to the garage and driveway. Both Ramsgate & Broadstairs towns are approximately 1 mile away and the beautiful sandy beaches are even closer. This is the ideal home for the growing family who want to make life easy and have everything close by. Call us today on 01843 866866 to arrange your viewing. Sole Agents.

Ground Floor

Entrance Porch

Via double glazed door.

Boxed meters, wood framed frosted glass door in to:

Hallway

Stairs to the landing, radiator, coving, "Rhino" flooring, double glazed frosted glass window to the side, under stairs storage and doors to:

Lounge

4.449m in to the bay x 3.614m (14' 7" x 11' 10") Double glazed triple aspect bay window to the front, two radiators, television point, coving, inset log burner and picture rail.

Dining Room

3.762m x 3.301m in to recess (12' 4" x 10' 10") Laminate flooring, coving, dado rail, radiator and open archway to both the kitchen and the sitting room.

Kitchen

2.821m x 2.754m in to bay (9' 3" x 9' 0") Range of fitted matching wall and base units with roll edge work surfaces, breakfast bar, space and plumbing for gas or electric cooker, extractor hood over, inset stainless steel sink and drainer unit with mixer taps over. Double glazed tripe aspect bay window to the side, space and plumbing for dish washer, integrated fridge/freezer and tiling to splash back.

Sitting Room

3.394m x 3.714m (11' 2" x 12' 2") Two radiators, double glazed doors out to the garden, two double glazed windows to the rear, dado rail, laminate flooring, television point and door to the utility and shower room.

Utility Room & Shower Room

3.695m x 1.538m (12' 1" x 5' 1") Wall and base units with roll top work surface, tiling to splash back, double glazed frosted glass window to the rear, tiled floor, space and plumbing for washing machine and tumble dryer, radiator, low level w.c, corner shower cubicle, two extractor fans, tiled walls and coving.

First Floor

Landing

Double glazed window to the side, coving, loft access and doors to:

Bedroom One

4.436m in to bay x 3.663m in to recess (14' 7" x 12' 0") Double glazed triple aspect bay window to the front, radiator and coving.

Bathroom

2.366m x 1.775m (7' 9" x 5' 10") Low level w.c, pedestal wash hand basin, panelled bath, fully tiled walls, double glazed frosted glass window to the front, radiator and coving.

Games Room

3.317m in to wardrobe x 3.734m (10' 11" x 12' 3") Wardrobes housing the water tank, radiator and coving

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Study

2.777m in to bay x 3.036m (9' 1" x 10' 0") Double glazed triple aspect bay window to the side, radiator, cupboard, coving and archway with doors to bedrooms three & four.

Bedroom Three

3.724m in to recess x 2.138m (12' 3" x 7' 0") Double glazed window to the side, radiator and coving.

Bedroom Two

3.711m x 2.769m (12' 2" x 9' 1") Double glazed window to the rear, radiator and coving.

External Areas

Front Garden

Mainly lawn with path to front door, wall and hedge perimeters.

Side Garden

Decked seating area leading to lawn. Wall and fence perimeters with established privacy hedges. Rear access to driveway and the garage.

Garage

6.086m x 3.309m (20' 0" x 10' 10") Up and over door, power and light, door to the garden.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

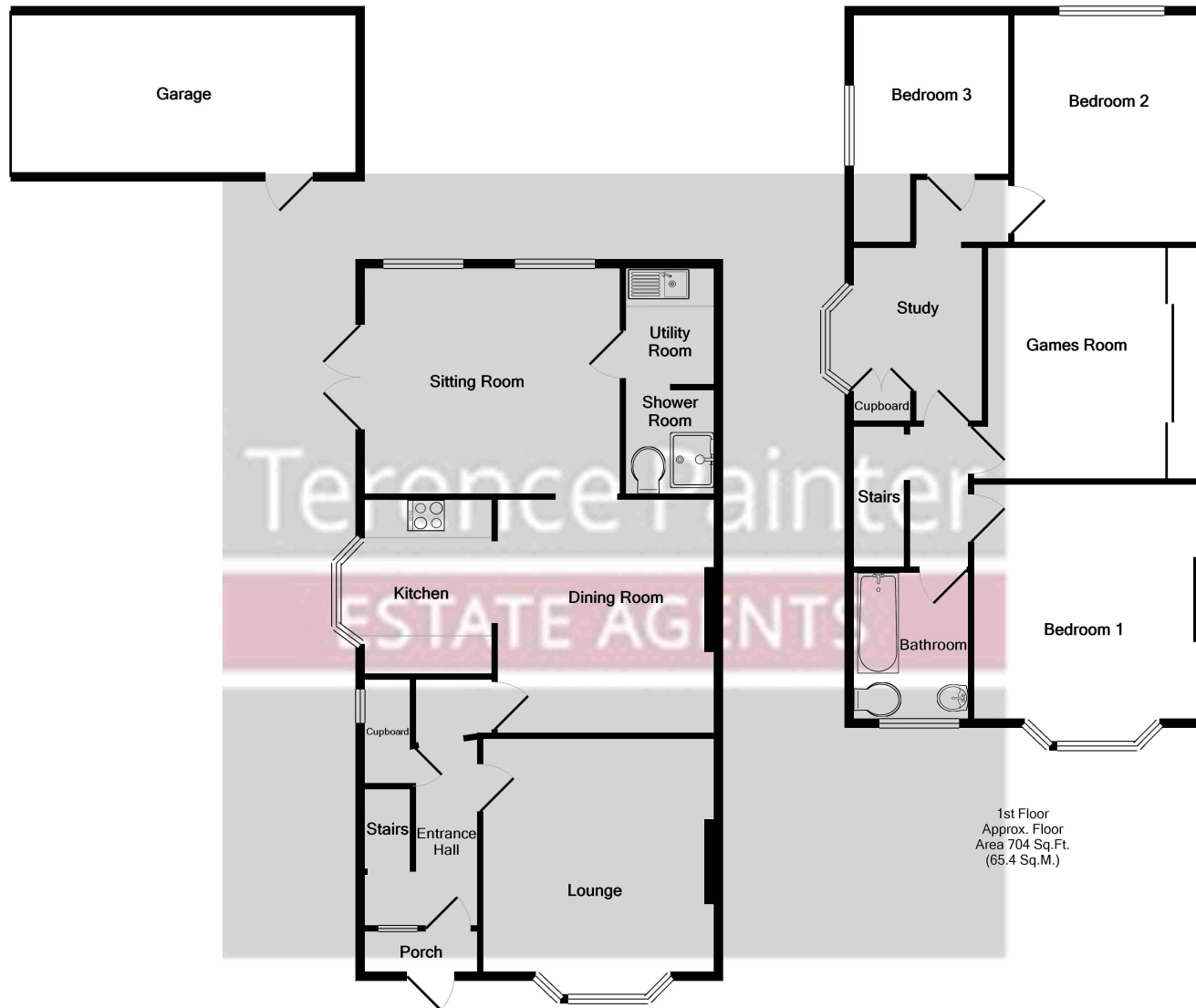


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor
 Approx. Floor
 Area 858 Sq.Ft.
 (79.7 Sq.M.)

1st Floor
 Approx. Floor
 Area 704 Sq.Ft.
 (65.4 Sq.M.)

Total Approx. Floor Area 1562 Sq.Ft. (145.1 Sq.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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