



# Terence Painter

ESTATE AGENTS

- Detached Residence
- Four Bedrooms and a Loft Room
- St Peters Village Location
- Beautifully Presented & Unique Family Home
- Two Large Reception Rooms
- Large Secluded Corner Plot
- Stunning Fitted Kitchen/Diner with Integrated Appliances
- Cellar/Laundry Room
- Garden Room/Office/Gym
- No Forward Chain
- Located Close to Shops, Schools & Transport Links
- Double Block Paved Driveway

**North End House 24 Livingstone Road, Broadstairs, Kent. CT102UF.**

**£649,000**

SUBSTANTIAL DETACHED PERIOD FAMILY HOME SITTING ON A SECLUDED GENEROUS SIZE PLOT IN THE HEART OF THE VILLAGE OF ST PETERS!...

This is a wonderful opportunity to acquire this extremely attractive and generous size unique period house situated on a large secluded corner plot in the heart of the picturesque village of St Peters within only metres of the local shops, restaurants and pubs. The property is also in the catchment area of the local Primary Infant and Junior Schools both of which received an “outstanding “ report from their latest Ofsted inspection.

The seaside town of Broadstairs with its bustling high street, picturesque beaches and train station is located within a mile of the property.

'North End House' is a fantastic example of Victorian architecture with generous living accommodation which has been much improved and well maintained by the current vendor who presents the property immaculately. The accommodation comprises a welcoming entrance hall, principle lounge with log burner fireplace, 16'4" second reception room, cloakroom/w.c and a beautifully appointed and well defined kitchen/diner with a range of integrated appliances, quartz worktops and two sets of bi-folding doors. On the first floor is a single bedroom/home office, family bathroom and three double bedrooms, with the principle bedroom boasting a recently updated en-suite shower room which will not fail to impress.

On the second floor is the loft room which is accessed via carpeted stairs leading from the first floor landing. The current vendors use this room as a spare bedroom and it features a walk in closet/cupboard and two Velux windows to the rear.

Externally this home continues to impress with a large secure and secluded well established lawned front garden which features two raised patio areas and a recently installed garden room which the current vendors use as a home office. There is a small paved area to the rear of the property and a double tandem block paved driveway to the front of the property. Call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

## Ground Floor

### Entrance

Access into the property is via a solid wooden front door.

### Entrance Hall

4.42m x 1.25m (4' 8" x 4' 1") There are carpeted stairs to the first floor, varnished wooden floorboards, dado rail, high level skirting boards and doors leading off to the principle lounge and reception two.

### Principle Lounge

4.93m x 3.79m (16' 2" x 12' 5") There is a large sash window to the front of the property which enjoys views over the garden, feature fireplace with a log burner inset and slate hearth, built in storage and display unit, radiator, dado rail, coving, high level skirting boards, media points and laminate wood flooring.

### Reception Room Two

4.99m x 3.73m (16' 4" x 12' 3") There is a large sash window to the front of the property which enjoys views over the garden, feature fireplace with an electric fire inset and tiled hearth, modern column radiator, dado rail, coving, high level skirting boards, media points and varnished wooden flooring. There is a door to a small cloak area with stairs down to the cellar/laundry room.

### Kitchen/Diner

5.31m x 4.84m (17' 5" x 15' 11")

### Kitchen Area

This stunning shaker style kitchen comprises an extensive range of floor, wall and drawer units with a range of integrated appliances and space and plumbing for an American style fridge/freezer. There is a ceramic sink with mixer tap inset to white quartz worktops, sash window to the front of the property, down lights, radiator and wood effect flooring. The kitchen is open to the dining area.

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**Dining Area**

This bright an airy double aspect room features double glazed bi-folding doors to the front and rear of the property. There is a feature wooden panelled wall and wood effect flooring.

**Cloakroom/W.C**

1.57m x 1.13m (5' 2" x 3' 8") There is a sash window to the front of the property, low level w.c, wash hand basin inset to a vanity unit, chrome ladder style towel radiator, extractor and wood effect flooring.

**First Floor**

**Landing**

This split level landing features two double glazed sash windows to the rear of the property, carpeted stairs to the loft room, modern column radiator, carpeted flooring and doors leading off to the bedrooms and bathroom.

**Principle Bedroom**

4.79m x 3.66m narrowing to 2.63 (15' 9" x 12' 0" narrowing to 8'8") There is a double glazed sash window to the front of the property, door to the en-suite shower room, down lights, wall lights, radiator, coving, high level skirting boards, modern column radiator and down lights.

**Principle Bedroom En-Suite Shower Room**

This room has recently been finished by the current vendors and features a fully tiled walk in shower cubicle with a fitted rain style shower head with a hand shower attachment. There is a wash hand basin with mixer tap inset to a vanity unit, low level w.c, column style towel radiator, tiled walls, down lights, extractor a wood effect flooring.

**Bedroom Two**

3.32m x 3.05m (10' 11" x 10' 0") There is a double glazed sash window to the front of the property, fitted wardrobes, coving, high level skirting boards, radiator, wall lights and laminate wood flooring.

**Bedroom Three**

3.60m x 2.83m (11' 10" x 9' 3") There is a double glazed sash window to the front of the property, coving, high level skirting boards, radiator, wall light and carpet flooring.

**Bedroom Four/Home Office**

2.25m x 1.38m (7' 5" x 4' 6") There is a double glazed sash window to the front of the property, built in cupboard, radiator, high level skirting boards, coving and wood effect flooring.

**Family Bathroom**

2.20m x 1.71m (7' 3" x 5' 7") There is a frosted double glazed window to the rear of the property, P shaped bath with mixer tap with shower attachment, pedestal wash hand basin with fitted mirror over, low level w.c, chrome ladder style towel radiator, down lights, electric shaver point, fully tiled walls and flooring.

**Second Floor**

**Loft Room**

5.60m x 2.98m (18' 4" x 9' 9") The current vendors use this room as a spare bedroom and features two Velux windows to the rear of the property, large storage cupboard, radiator and wood effect flooring.

**Cellar**

**Cellar/Laundry Room**

3.44m x 3.39m (11' 3" x 11' 1") There are down lights and laminate wood flooring.

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## Exterior

### Garden

21m x 18m (68' 11" x 59' 1") The garden to this home is to the front and features large hedging and walled boundaries with secure gated access which makes it an ideal secluded space for the whole family to enjoy. The garden is mainly laid to lawn with two paved seating areas immediately to the property. There are raised produce beds, timber shed, feature lighting and outside power points. The vendors have recently had a garden room installed which they use as a home office and features lighting and power points. To the rear of the property is a small paved outside area.

### Driveway

There is a block paved double tandem driveway to the front of the property.

### Council Tax Band

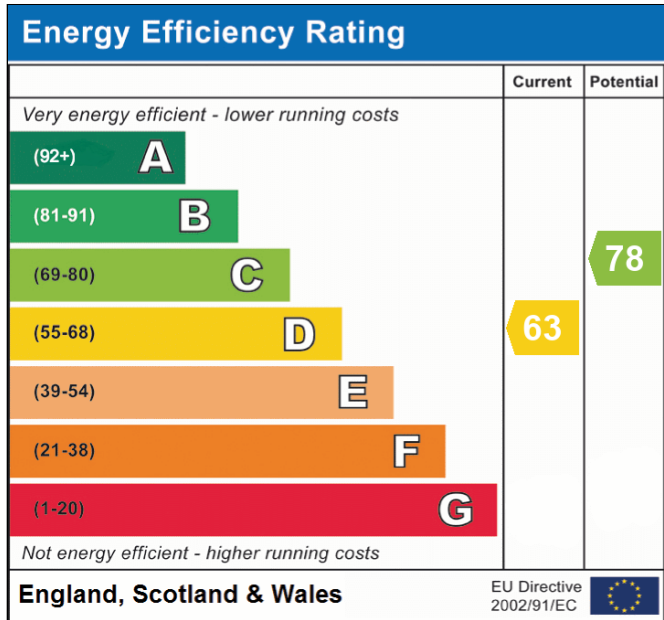
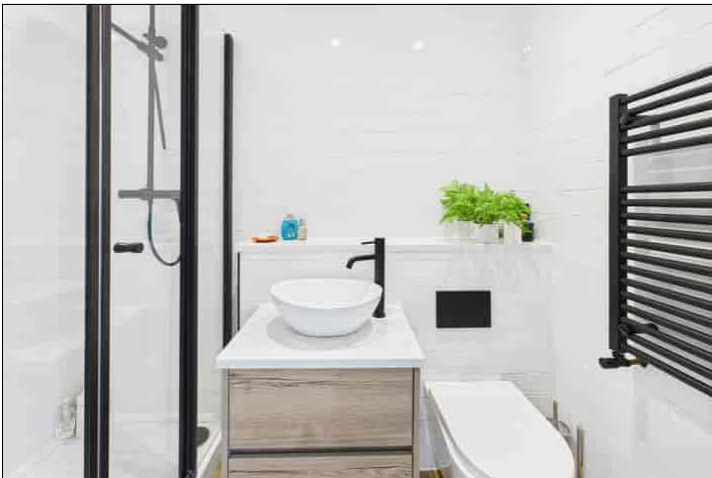
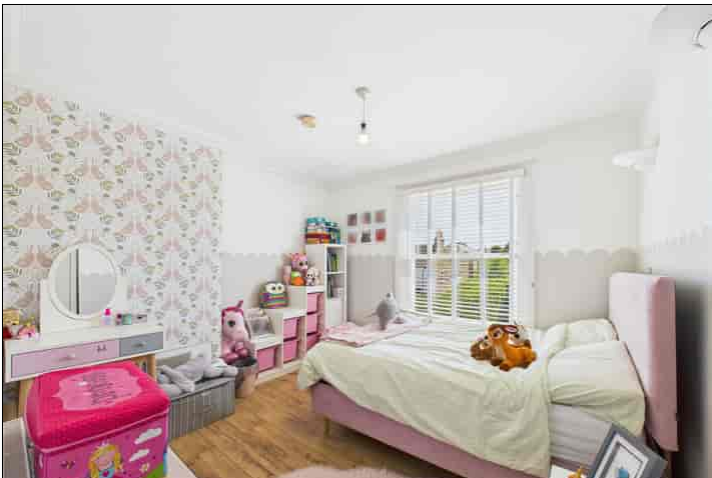
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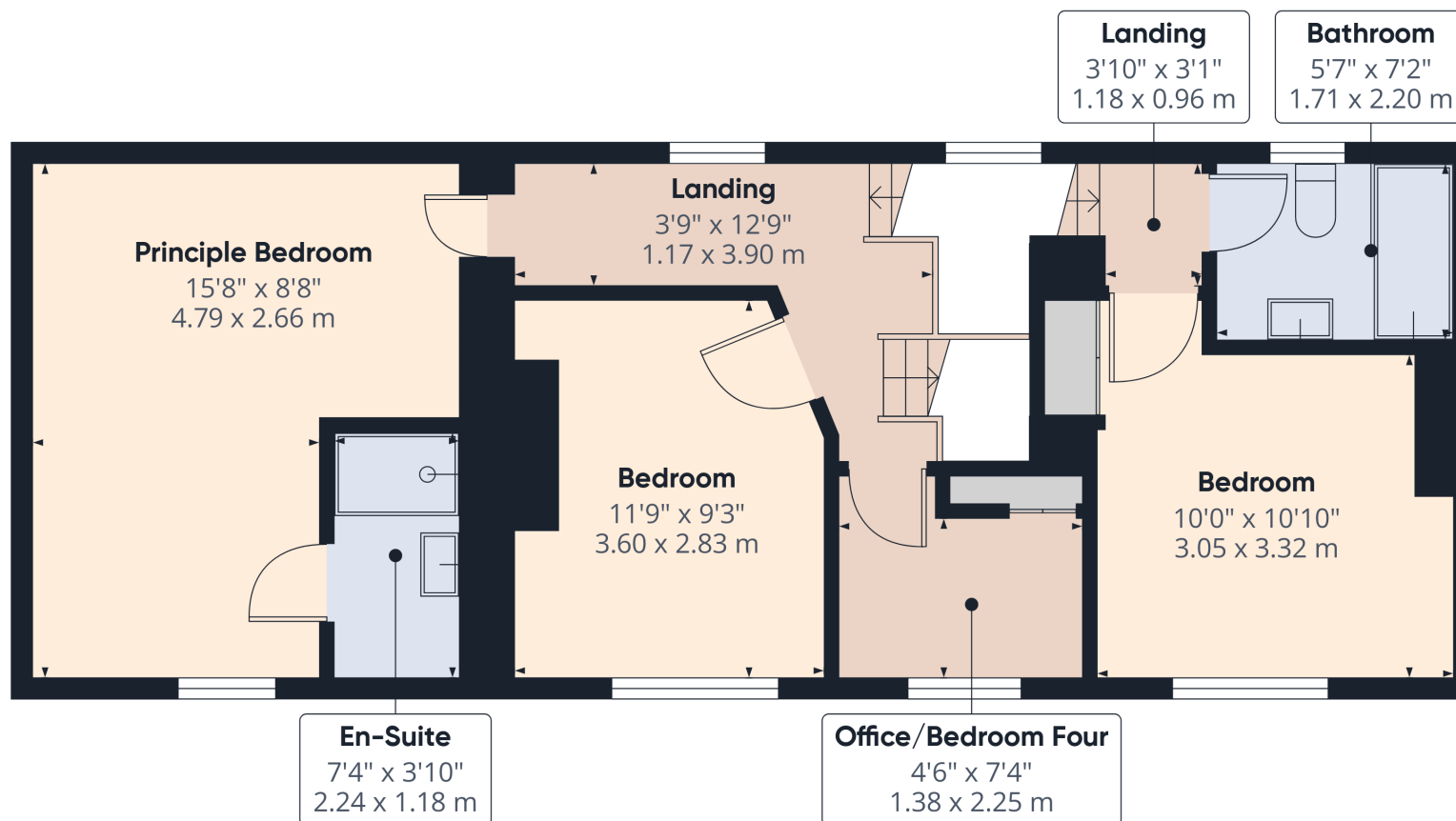


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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>(1)</sup>

585 ft<sup>2</sup>  
54.4 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.

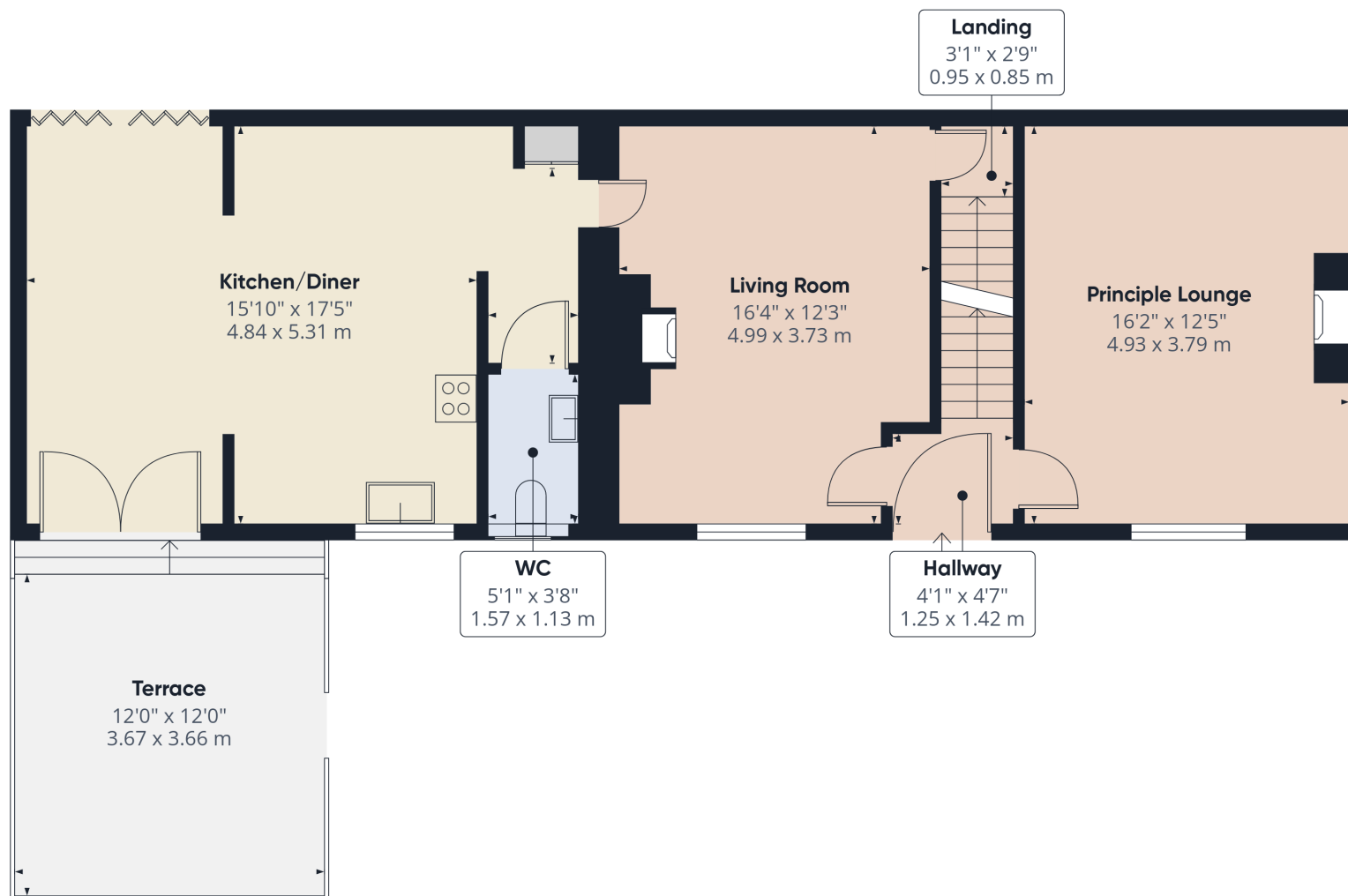
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1 Building 1

North End House 24 Livingstone Road, Broadstairs, Kent. CT102UF.

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#### Approximate total area<sup>(1)</sup>

746 ft<sup>2</sup>  
69.3 m<sup>2</sup>

#### Balconies and terraces

160 ft<sup>2</sup>  
14.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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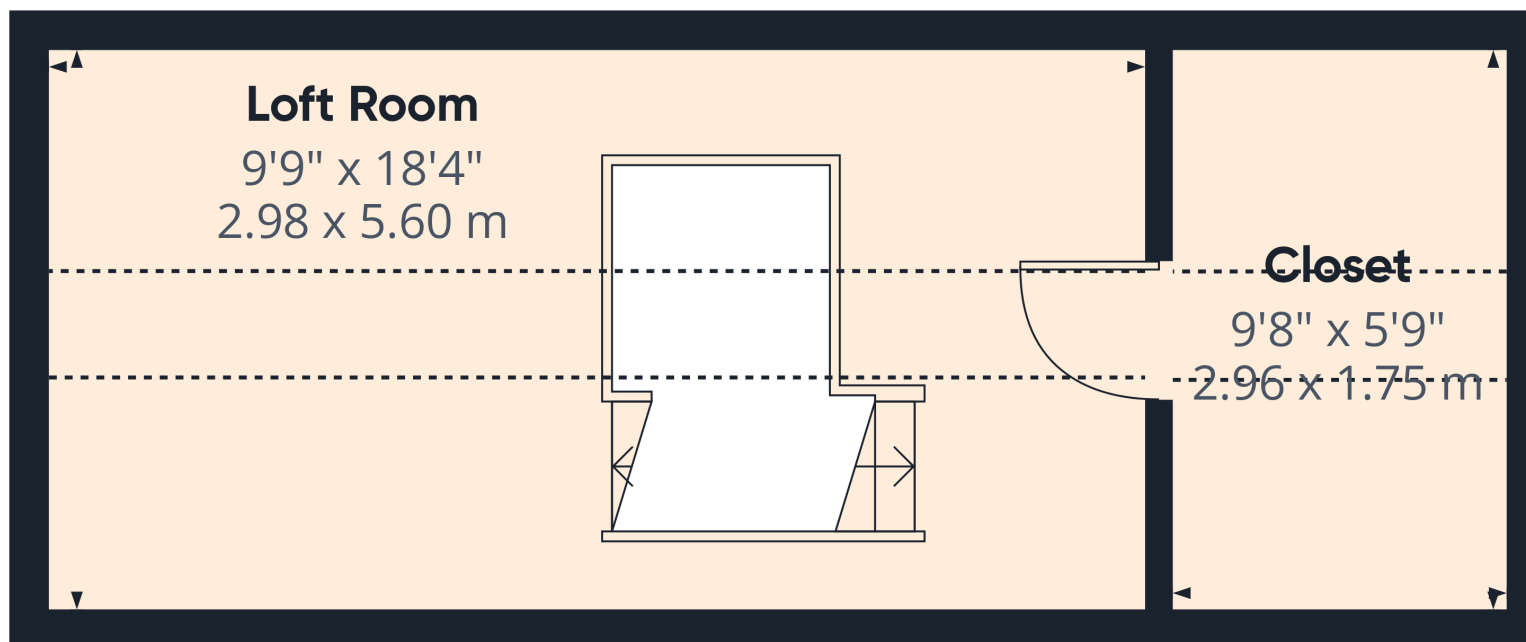
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Ground Floor Building 1

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**Approximate total area<sup>(1)</sup>**

209 ft<sup>2</sup>

19.4 m<sup>2</sup>

**Reduced headroom**

162 ft<sup>2</sup>

15 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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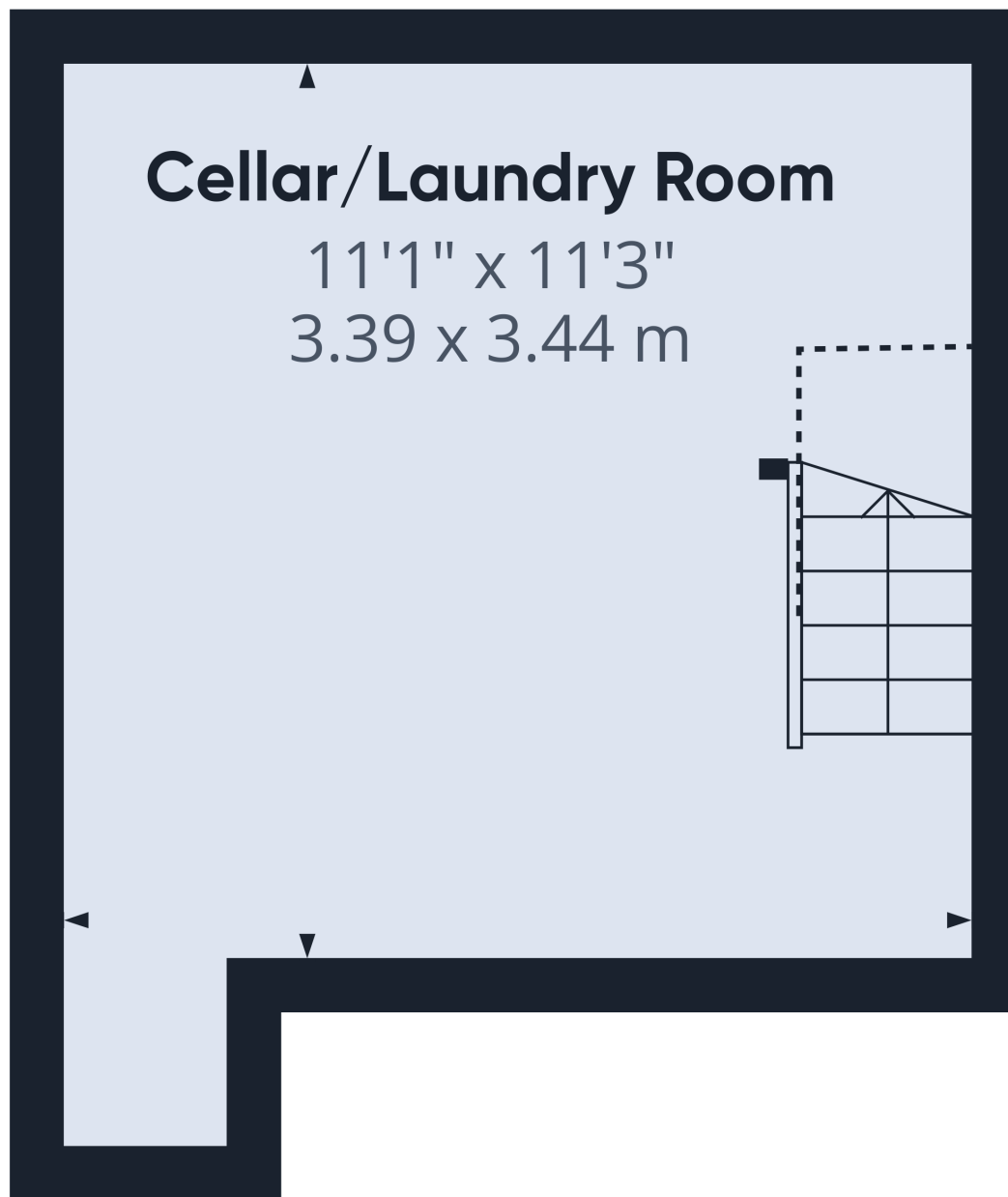
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Floor 2 Building 1

North End House 24 Livingstone Road, Broadstairs, Kent. CT102UF.

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Floor -1 Building 1

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**Approximate total area<sup>(1)</sup>**

132 ft<sup>2</sup>

12.3 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

75 ft<sup>2</sup>

7 m<sup>2</sup>

(1) Excluding balconies and terraces

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