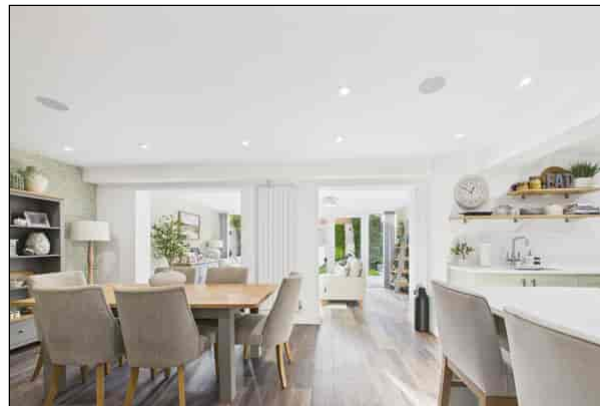




Terence Painter

ESTATE AGENTS

- Semi Detached House
- Four Bedrooms
- Beautifully Presented Family Home
- Extensively Remodelled & Renovated
- Fantastic Location
- 26'8" Kitchen/Dining/Family Room
- Utility Room/Home Office/Play Room
- Well Appointed Kitchen With Integrated Appliances
- Stunning Landscaped Rear Garden
- 15'5" Lounge
- Driveway For Two Cars
- Finished to a High Specification
- Juliet Balcony to Bedroom Three With Distant Sea Views



18 Cranbrook Close, Palm Bay, Margate, Kent. CT9 3YD.

Freehold £425,000

A TRULY STUNNING, EXTENDED & MODERNISED FAMILY HOME WITH SO MUCH MORE THAN MEETS THE EYE

This exceptional family home has over the years undergone an extensive programme of improvements and is a true credit to the current owners. Finished to an exemplary standard and presented in immaculate condition throughout, it offers both style and versatility in abundance. The accommodation comprises a welcoming entrance hall, cloakroom/w.c., a 15'5" formal lounge, and a newly fitted 26'8" kitchen/dining/family room with a wide range of integrated appliances and quartz worktops—an ideal space for modern living and entertaining.

The ground floor also features a generous utility/bar area which, in our opinion, lends itself perfectly to use as a home office, playroom, or snug if preferred. To the first floor, you will find a beautifully fitted modern shower room (formerly a bathroom) and four well-proportioned bedrooms. The master bedroom boasts an extensive range of fitted wardrobes, while bedroom three enjoys a Juliet balcony with distant sea views. The superb presentation continues externally with a beautifully landscaped rear garden and a block-paved driveway providing off-street parking for two cars.

This truly is the perfect family home in a stunning location. To arrange your viewing, call Terence Painter Estate Agents today on 01843 866 866

Ground Floor

Entrance

Access to the property is via a part glazed composite front door to the entrance hall.

Entrance Hall

There are carpeted stairs to the first floor, Amtico flooring and doors leading off to the cloakroom/w.c and the lounge.

Cloak Room/W.C

There is a frosted double glazed window to the front of the property, low level toilet and wash hand basin inset to a vanity unit with a fitted mirror over, towel radiator, tiled walls and Amtico flooring.

Lounge

4.703m x 3.463m (15' 5" x 11' 4") There is a double glazed window to the front of the property, door to the kitchen/dining /family room, under stairs storage cupboard, television point, radiator, down lights and Amtico flooring.

Open Plan Kitchen/Dining/Family Room

8.126m x 6.566m (26' 8" x 21' 7")

18 Cranbrook Close, Palm Bay, Margate, Kent. CT9 3YD.

£425,000

Kitchen Area

This recently fitted kitchen features a extensive range of fitted shaker style units with a wide range of built in appliances including a microwave, electric oven/grill, dishwasher and an induction hob with an extractor hood over. There is a contemporary style sink unit with mixer tap inset to white quartz work tops with complementing up stands, breakfast bar area, under unit lighting, door to the storage area, down lights and Amtico flooring. The kitchen is open to the dining area and there is an open archway to the family room area.

Dining Area

This room is open to the kitchen and features a television point, down lights and Amtico flooring. There is an open archway to the family room area.

Family Room Area

There are large double glazed French doors with side lights to the rear garden, double doors to the utility room/snug/play room, three pendant lights, down lights and Amtico flooring.

Utility Room/Home Office/Snug/Play Room

3.542m x 2.372m (11' 7" x 7' 9") The current vendors have this room laid out as a utility room/bar area with double glazed door to the rear garden, range of fitted base units with an integrated washing machine/tumble dryer, down lights, wall mounted combination boiler and Amtico flooring.

First Floor

Landing

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

Master Bedroom

3.664m x 3.478m (12' 0" x 11' 5") Measurements include a range of fitted wardrobes with mirrored sliding doors, double glazed window to the front of the property, radiator, down lights and carpet flooring.

Bedroom Two

5.607m x 2.350m (18' 5" x 7' 9") This is a double aspect room with a double glazed window to the rear and double glazed French doors to the front which open to a Juliet balcony with distant sea views. There is a television point, radiator, down lights and carpet flooring.

Bedroom Three

3.489m x 2.919m (11' 5" x 9' 7") There is a double glazed window to the rear, down lights, radiator and carpet flooring.

Bedroom Four

2.792m x 2.455m (9' 2" x 8' 1") There is a double glazed window to the front of the property, fitted cupboard, radiator and carpet flooring.

18 Cranbrook Close, Palm Bay, Margate, Kent. CT9 3YD.

£425,000

Shower Room (Formerly a Bathroom)

There is a frosted double glazed window to the rear, low level w.c and wash hand basin inset to a vanity unit, fully tiled double shower cubicle, chrome towel radiator, tiled walls and flooring.

Exterior

Rear Garden

8.620m x 6.90m (28' 3" x 22' 8") This stunning low maintenance rear garden features a paved seating and dining area immediately to the property with the remainder of the garden being mainly laid with artificial lawn. There are raised flower beds, feature lighting and hose point.

Storage Area

2.743m x 2.152m (9' 0" x 7' 1") This area was formerly the garage but has been reduced in size during the remodelling of the property. There is an electric roller door to the front of the property, door to the kitchen and lighting. This room could be used for the storage of bikes.

Driveway

There is a driveway for two cars with feature hedges.

Council Tax Band

The council tax band is C.

EPC

This property has an EPC rating of C.



18 Cranbrook Close, Palm Bay, Margate, Kent. CT9 3YD.

£425,000

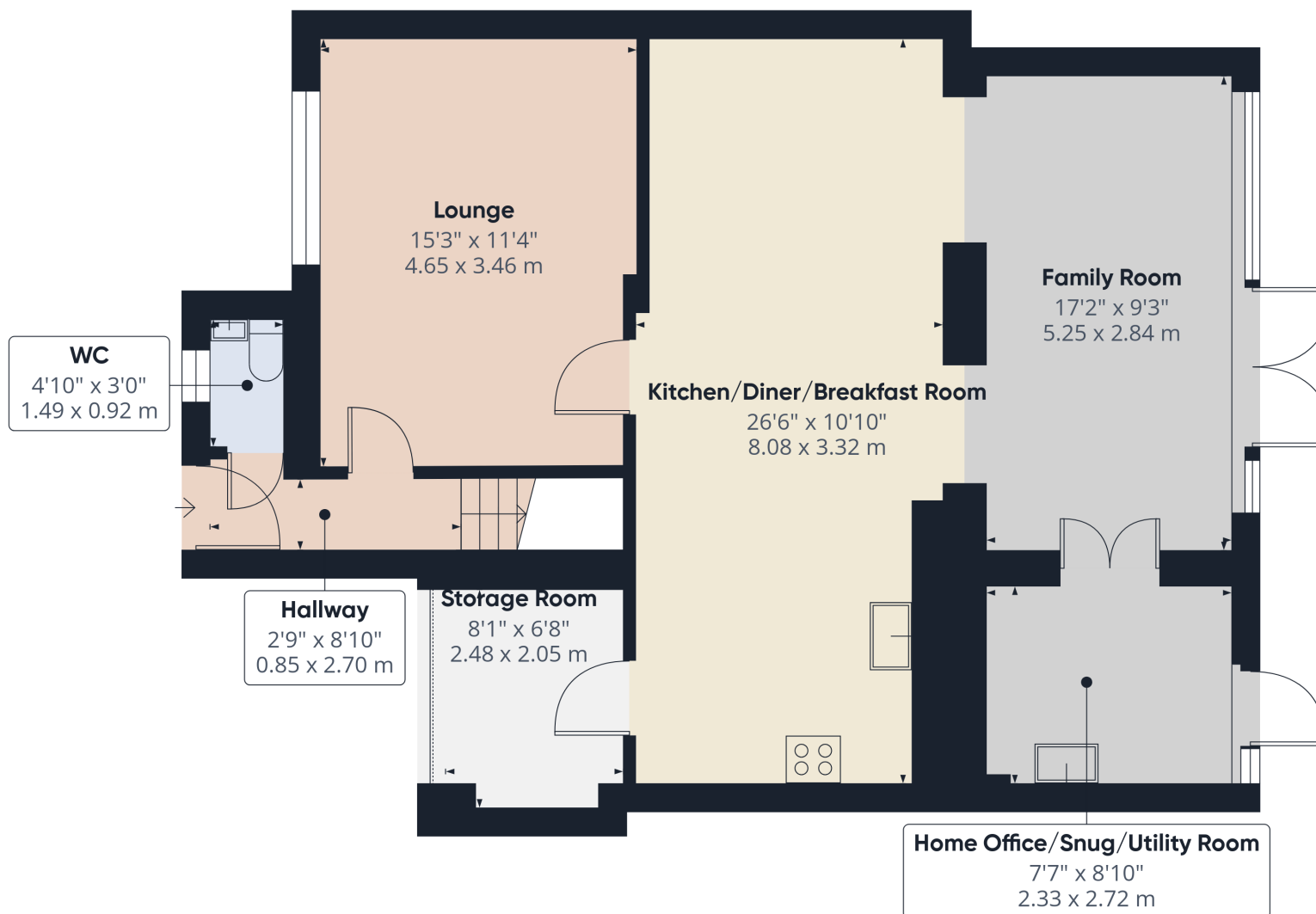


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Approximate total area⁽¹⁾

791 ft²
73.5 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.

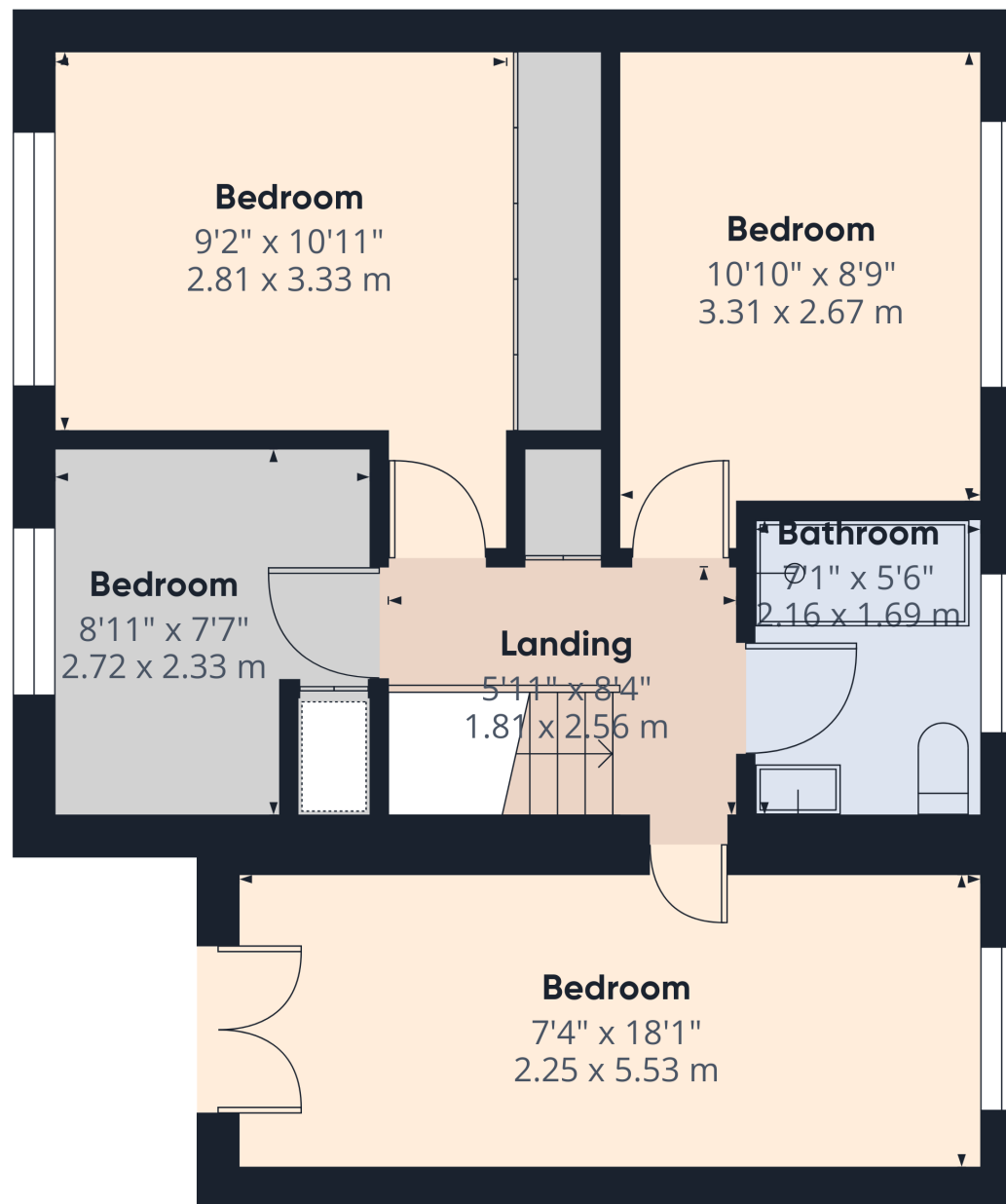
GIRAFFE360

18 Cranbrook Close, Palm Bay, Margate, Kent. CT9 3YD.

£425,000

Terence Painter

ESTATE AGENTS



Floor 1

Approximate total area⁽¹⁾

501 ft²
46.6 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.

GIRAFFE360



18 Cranbrook Close, Palm Bay, Margate, Kent. CT9 3YD.

£425,000