



Terence Painter

ESTATE AGENTS

- Detached House
- Four Bedrooms
- Double Aspect Principle Bedroom with En-Suite Shower Room
- 65' Rear Garden
- No Forward Chain!
- Highly Sought After Location
- Double Garage & Driveway For Up To Eight Cars
- Lounge & Dining Room
- Modern Fitted Kitchen/Diner with Integrated Appliances
- Utility Area & Boot Room
- Ground Floor Cloakroom/W.C
- Spacious & Well Proportioned Living Accommodation
- Ideally Located For Family Life
- Located within a Mile of Joss Bay & Callis Grange Nursery and Infant School, shops & Cafe's



2 The Oaks, Broadstairs, Kent. CT10 3BT.

Freehold £580,000

NO FORWARD CHAIN | FABULOUS FOUR BEDROOM DETACHED FAMILY HOME | HIGHLY SOUGHT AFTER LOCATION

This exceptional four double bedroom detached family home is located in one of Broadstairs' most desirable cul-de-sacs and offers far more than first meets the eye. Owned by the same family for over 45 years, the property has been lovingly maintained and thoughtfully improved in recent years. Notable upgrades include a modern shaker-style kitchen with a wide range of integrated appliances, along with the installation of a contemporary combination boiler.

Presented in true turnkey condition both inside and out, the house occupies a generous plot close to the ever-popular Reading Street, home to a local pub, café and church. St Peter's Village shops and amenities are within one mile, while Joss Bay, Broadstairs town centre and the mainline railway station are approximately one and a half miles away.

The deceptively spacious accommodation comprises an entrance porch leading to a welcoming hallway, a double-aspect lounge, separate dining room, cloakroom/WC, fitted kitchen with integrated appliances, a matching utility room and a practical boot room. Upstairs, the first floor offers a well-appointed family bathroom and four genuine double bedrooms, including an impressive 17' double-aspect principal bedroom complete with its own en-suite shower room. Outside, the sense of space continues with a beautifully maintained 65' rear garden, an integrated double garage and a large double-width driveway providing off-street parking for up to eight vehicles.

This much-loved family home offers generous living space, a superb location and excellent presentation throughout. Early viewing is highly recommended. Contact Terence Painter Estate Agents on 01843 866866 to arrange your appointment.

Ground Floor

Entrance

Access is via a glazed wooden door.

Entrance Porch

There are exposed brick walls, carpet flooring and a further glazed wooden door to the entrance hall.

Entrance Hall

5.20m x 1.78m (17' 1" x 5' 10") There are carpeted stairs to the first floor, radiator, carpet flooring and doors leading off to the lounge, dining room, cloakroom/w.c and kitchen/diner.

Lounge

5.19m x 3.91m (17' 0" x 12' 10") This is a double aspect room with a double glazed window to the side of the property and a double glazed box bay window to the front. There is a feature fireplace, radiators, media points and carpet flooring.

Dining Room

3.47m x 2.69m (11' 5" x 8' 10") This double aspect room features a double glazed window to the side of the property and a double glazed window to the rear which enjoys views over the garden. There is a radiator and carpet flooring.

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Cloakroom/W.C

1.81m x 1.42m (5' 11" x 4' 8") There is a frosted double glazed window to the side of the property, under stairs storage cupboard, low level w.c, towel radiator and wash hand basin with a fitted mirror over. The walls are tiled to dado level with complementing Amtico flooring.

Kitchen/Diner

3.15m x 2.69m (10' 4" x 8' 10") There is a double glazed window to the rear of the property which enjoys views over the garden. The kitchen comprises and extensive range of wall, base and drawer units with a wide range of integrated appliances. there is a sink unit with mixer tap inset to roll top worksurfaces, space for a dining table and chairs, localised wall tiling, down lights, radiator and Karndeen flooring. This room is open to the utility room.

Utility Room

2.55m x 2.09m (8' 4" x 6' 10") This room comprises a range of wall and base units which complement the kitchen and feature space and plumbing for a washing machine and tumble dryer. There is a sink unit with mixer tap inset to roll top worksurfaces, localised wall tiling, double glazed window over looking the garden, down lights, Karndeen flooring and a door to the boot room.

Boot Room Area

2.59m x 0.94m (8' 6" x 3' 1") There is a glazed UPVC door to the side of the property which provides access to the garden, large fitted cupboard, wall mounted combination boiler, tiled flooring and a door to the double garage.

First Floor

Landing

There is carpet flooring, access hatch to the loft space, double glazed window to the side, airing cupboard and doors leading off to the bedrooms and bathroom.

Principal Bedroom

5.18m x 3.11m (17' 0" x 10' 2") This double aspect room features double glazed windows to the front and rear of the property, radiator, carpet flooring and a door to the en-suite shower room.

En-Suite Shower Room

2.51m x 0.88m (8' 3" x 2' 11") There is a frosted double glazed window to the rear, low level w.c, towel radiator, wash hand basin with fitted illuminated mirror over, fully tiled shower cubicle, tiled walls and carpet flooring.

Bedroom Two

3.89m x 2.53m (12' 9" x 8' 4") There is a double glazed window to the front of the property, radiator and carpet flooring.

Bedroom Three

3.91m x 2.54m (12' 10" x 8' 4") There is a double glazed window to the front of the property, radiator and carpet flooring.

Bedroom Four

2.88m x 2.72m (9' 5" x 8' 11") There is a double glazed window to the rear of the property, fitted cupboard, radiator and carpet flooring.

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Bathroom

2.72m x 2.19m (8' 11" x 7' 2") There is a panelled bath with mixer tap and hand held shower, low level w.c, towel radiator and a wash hand basin inset to a vanity unit with a fitted illuminated mirror over. The walls are fully tiled and there is a frosted double glazed window to the rear.

Exterior

Rear Garden

19.80m x 15.30m (65' 0" x 50' 2") This impressive and well kept garden is mainly laid to lawn with a paved seating area and a wide range of mature hedges and shrubs.

Front Garden & Large Driveway

To the front of the property is a very large double width driveway which provides off street parking for up to eight cars. The remainder of the front garden is mainly laid to lawn with some mature trees and shrubs. There is a side access gate to the rear garden.

Double Garage

5.57m x 4.58m (18' 3" x 15' 0") This garage can be accessed via either two up and over metal doors to the front of the property or via an internal door leading off the boot room. There is a frosted double glazed window to the side, lighting and power points.

Council Tax Band

The council tax band is F.

Agents Note

Anti Money-Laundering Checks

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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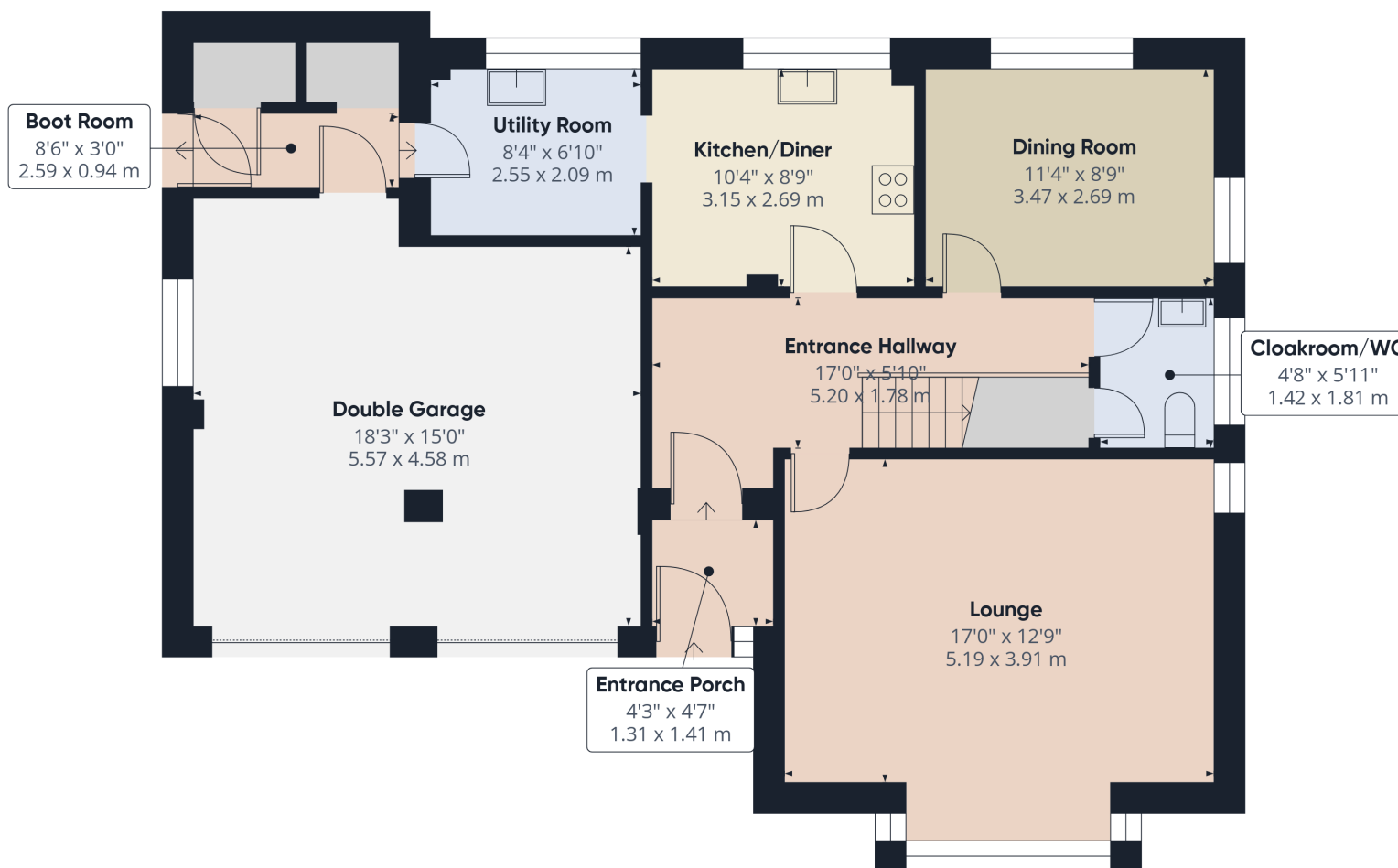


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁽¹⁾

992 ft²
92.2 m²

(1) Excluding balconies and terraces

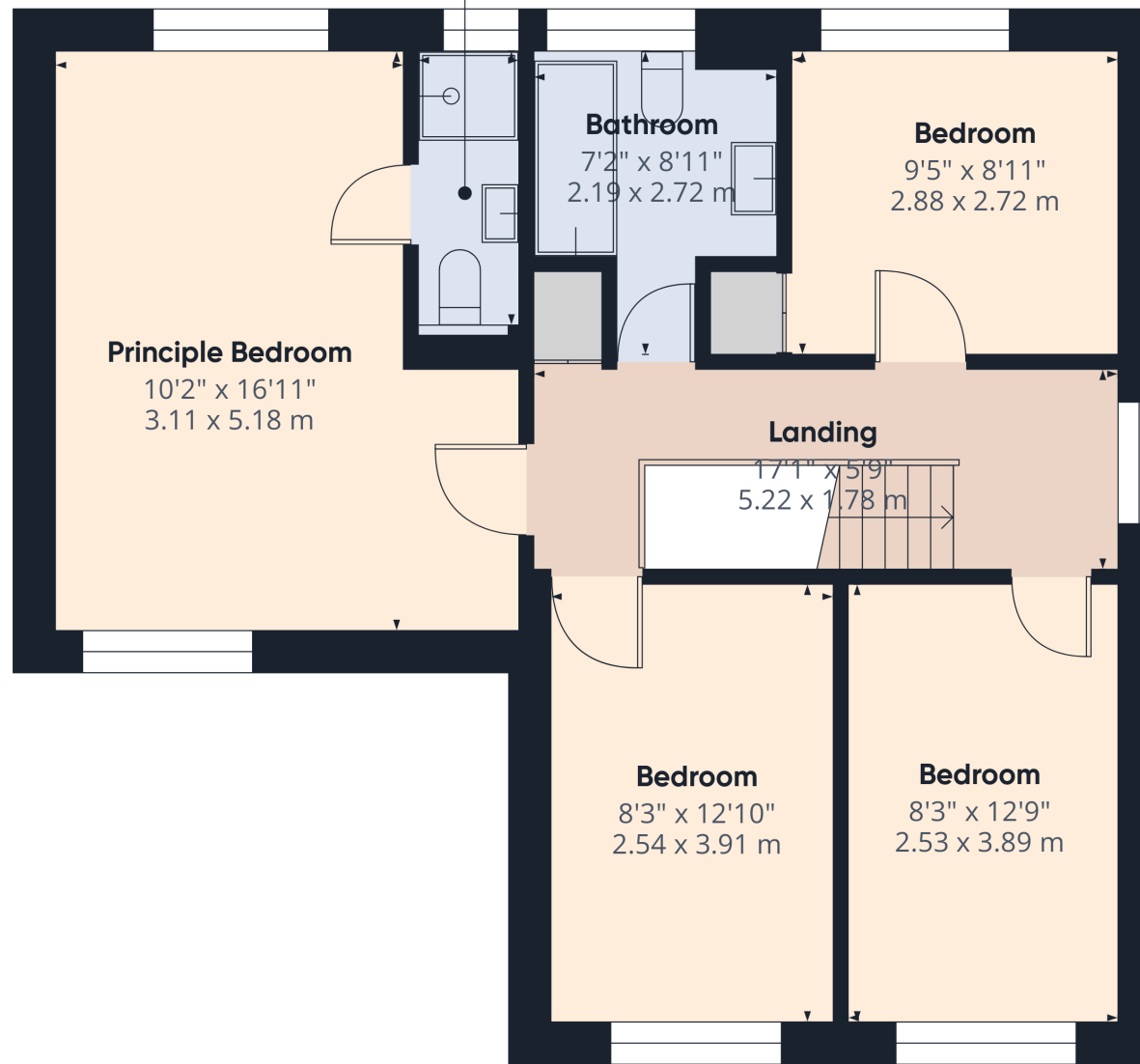
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor

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Floor 1

Approximate total area⁽¹⁾
649 ft²
60.3 m²

(1) Excluding balconies and terraces

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