



Terence Painter

ESTATE AGENTS

- Semi Detached House
- Three Bedrooms
- Central Broadstairs Location
- Driveway For Three Cars
- Timber Workshop/Studio
- Well Appointed Family Bathroom
- Close to Local Amenities
- Downstairs W.C
- Fitted Kitchen/Diner with Integrated Appliances
- Attractive Garden with Decked Seating Areas
- No Chain!



24 Masons Rise, Broadstairs, Kent. CT101AZ.

£459,995

THREE BEDROOM FAMILY HOME IN THE IDEAL LOCATION WITH NO FORWARD CHAIN!

This is an exciting opportunity to acquire this well maintained three bedroom semi detached house located in one of Broadstairs most convenient and popular residential areas. Masons Rise is located off Bradstow Way and is within close proximity to the picturesque sands at Viking Bay, High Street, Schools, Park and Train Station.

The house is a true merit to the current vendors who have improved and maintained it to a high standard. The accommodation is arranged over two floors and comprises a welcoming entrance hall, lounge, open plan kitchen/diner with integrated appliances, downstairs cloakroom/w.c, three bedrooms and a well appointed family bathroom.

Externally there is a beautifully landscaped rear garden with a timber built workshop/studio. There is a driveway to the front of the property

This really is a fantastic home so call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

Access into the property is via a part glazed upvc front door into an entrance porch with a window seat and a further part glazed upvc door to the entrance hall.

Entrance Hall

There are carpeted stairs to the first floor, telephone point, radiator, laminate wood effect flooring and doors leading off to the lounge, kitchen/diner and cloakroom/w.c.

Lounge

13' 3" x 13' 2" (4.05m x 4.01m) There is a double glazed bay window to the front of the property, television point, coving, fitted shelving to recess, radiator and laminate wood effect flooring.

Cloakroom/W.C

There is a frosted window to the side of the property, low level w.c, wash hand basin, wall light and tiled flooring.

Kitchen/Diner

18' 8" x 11' 6" (5.70m x 3.51m) This is a great size room with sliding double glazed doors to the garden. The kitchen comprises a matching range of fitted wall and base units with integrated appliances including an "SMEG" four ring stainless steel gas hob with matching extractor fan over, matching double oven, integrated dishwasher, washer/dryer and fridge/freezer . There is a inset butler sink with mixer taps over. localised tiling and a double glazed window to the side and rear of the property. The dining area features fitted complementing wall and base units to the recesses, picture rail, radiator and the flooring through out this room is tiled.

First Floor

Landing

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

Master Bedroom

13' 5" x 9' 4" (4.09m x 2.84m) There is a double glazed bay window to the front of the property, extensive range of fitted wardrobes , radiator, coving and solid oak flooring.

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Bedroom Two

12' 3" x 11' 2" (3.74m x 3.40m) There is a double glazed window to the rear of the property, radiator, coving and solid oak flooring.

Bedroom Three

7' 9" x 7' 5" (2.36m x 2.27m) There is a double glazed window to the front of the property, radiator, television point, coving and carpet flooring.

Bathroom

2.33m x 2.18m (7' 8" x 7' 2") There are double glazed windows to the rear and side of the property. The bathroom comprises a panelled bath with mixer taps with shower over, low level w.c, wash hand basin with vanity unit under, ladder style towel radiator, store cupboard, inset spot lighting, tiled flooring and part tiled walls.

Exterior

Rear Garden

67' 7" x 24' 11" (20.60m x 7.60m) This generous size landscaped garden features a raised decked area immediately to the property with steps down to a hard standing patio area which extends to the rear of the garden with a raised decked area in the middle. The remainder of the garden is mainly laid to lawn and is stocked with mature fruit trees, bushed and planting. At the rear of the garden is a timber workshop/studio with light and power points. To the side of the property are double gates which gives you the option to extend the driveway to provide further off street parking. There is outside lighting and power points.

Garden

To the front of the property is a driveway and a complementing footpath to the front door. The remainder of the garden is mainly laid to lawn with mature bushes and planting.

General Information

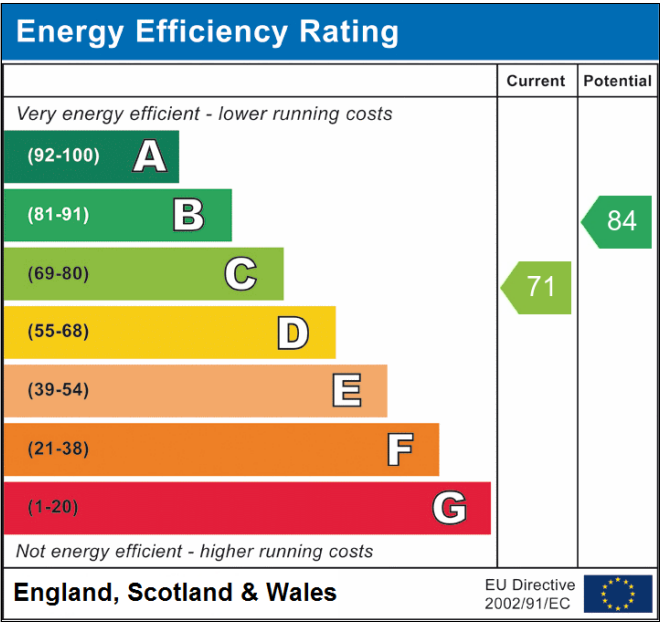
Council Tax Band C

EPC RATING C (Current 71 C - Potential 84 B)



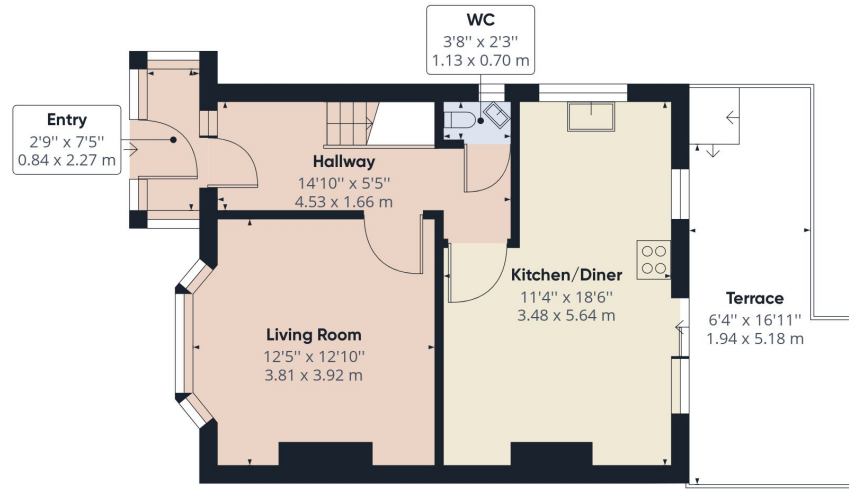
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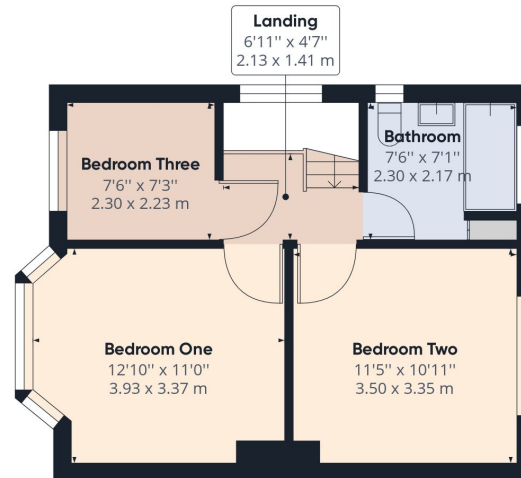


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

857.39 ft²

79.65 m²

(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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