

# Terence Painter

ESTATE AGENTS



- Detached Family Home in a Quiet Cul de Sac
- Four Bedrooms with En-Suite to Main Bedroom
- Family Bathroom & Downstairs W.C
- Spacious Lounge
- Dining Room Leading to the Rear Garden
- Large Fitted Kitchen with "NEFF" Appliances
- Beautiful Large Garden with Access to the Garage
- Garage & Driveway for up to Three Vehicles
- Solar Panels Providing Free Electricity & Potential Income
- Popular & Sought After Location
- Easy Access to Broadstairs and Westwood Cross
- No Chain

**1 The Oaks, Broadstairs, Kent. CT103BT.**

**Freehold £595,000**

SPACIOUS DETACHED RESIDENCE, PERFECT FOR THE GROWING FAMILY AND SITUATED WITHIN EASY ACCESS OF SCHOOLS, TOWN, BEACHES AND AMENITIES! Terence Painter Estate Agents are pleased to be offering this great four bedroom home in The Oaks, Broadstairs. Internally the property boasts four bedrooms with en-suite to bedroom one and family bathroom upstairs and on the ground floor there is a large lounge, study, fitted kitchen breakfast room, dining room and downstairs cloakroom. Being placed on such a generous plot the garden is broad with plenty of space to relax and enjoy pottering as well as a patio seating area which is ideal for summer entertaining. There is a garage with driveway for two to three vehicles and an electric charge point. No Chain! The current owners have also had solar panels installed. This is a must see property as they rarely come to the market so call us today on 01843 866866. Sole Agents.

## Ground Floor

### Entrance Porch

Via double glazed frosted glass door,  
Wood frame frosted glass door in to.

### Hallway

Stairs to the landing, under stairs cupboard and doors to all rooms.

### Study

3.33m in to window bay x 2.28m (10' 11" x 7' 6") Double glazed triple aspect window to the front, coving and radiator.

### Lounge

4.70m in to the bay window x 5.21m (15' 5" x 17' 1") Double glazed square bay window to the front with radiator under, double glazed window to the side, radiator, television point, feature living flame gas fire with feature brick surround.

## Kitchen

5.90m x 4.29m at maximum (19' 4" x 14' 1") Range of matching fitted wall and base units with roll top work surfaces, inset sink and drainer unit with mixer taps over, separate butler sink with drainer and taps over, tiling to splash back, "NEFF" electric hob with extractor over, two "NEFF" ovens. Tiled floor, integrated washer/dryer, dishwasher, space for fridge and freezer, water softener, two double glazed windows to the rear overlooking the garden, store cupboard, inset spot lighting and double glazed door out to the garden.

## Dining Room

6.63m x 3.48m (21' 9" x 11' 5") Three double glazed windows to sides, two radiators, coving and double glazed double doors out to the garden.

## Downstairs W.C./Cloak Room

Built in cupboard, fitted vanity units with w.c, tiled walls, wash hand basin, inset spot lighting, heated towel rail and double glazed frosted glass window to the rear.

## First Floor

### Landing

Double glazed frosted glass window to the side with radiator under. Loft access, cupboard housing water tank, doors to all rooms.

### Bedroom One

4.60m in to recess x 3.94m (15' 1" x 12' 11") Two double glazed windows to the front with radiators under, coving, built in wardrobe, television point and door to the en-suite.

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### En-Suite

1.81m at maximum x 2.87m at maximum (5' 11" x 9' 5") Built in shower cubicle with folding door, heated towel rail, integrated w.c. with vanity units, wash hand basin with units under and over with mirror and lighting, shaving point, part tiled walls and extractor fan.

### Bedroom Two

2.84m x 2.74m (9' 4" x 9' 0") Double glazed window to the rear, radiator and built in cupboard.

### Bathroom

2.25m x 2.71m in to door well (7' 5" x 8' 11") Low level w.c, pedestal wash hand basin, panelled bath with mixer taps and instant heater shower over, double glazed frosted glass window to the rear, extractor fan, heated towel rail, inset spot lighting, tiled walls and floor.

### Bedroom Three

4.18m x 2.76m (13' 9" x 9' 1") Double glazed window to the rear, radiator, built in double cupboard and small linen cupboard.

### Bedroom Four

3.18m x 2.36m (10' 5" x 7' 9") Double glazed window to the front, radiator.

### External Areas

#### Rear Garden

Patio walk way leading to raised patio seating area. Mainly laid to lawn with fences and hedge perimeters, established flower beds, outside tap, side access via gate, greenhouse, octagonal summer house, brick built store room housing the boiler and access to the garage.

### Garage

5.05m x 2.89m (16' 7" x 9' 6") Electric up and over door, window to the side, power and light wall mounted meters and fuse box, car charger point.

### Front Garden

Driveway for two to three vehicles, part laid to lawn.

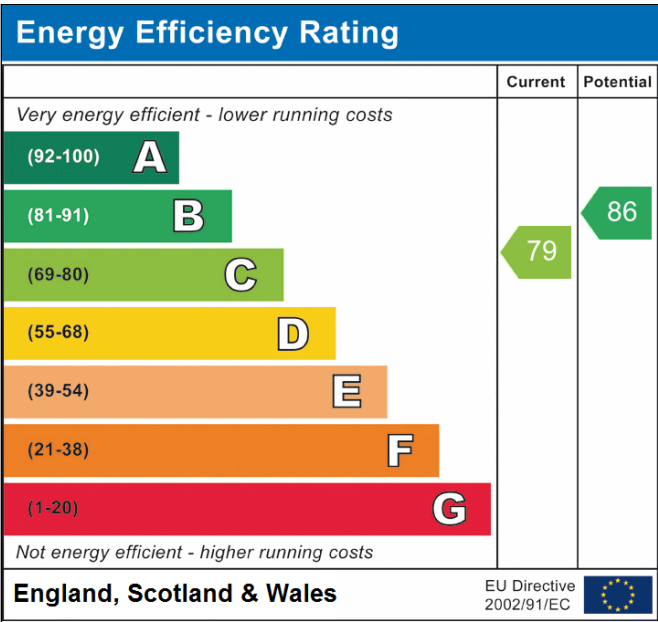
### Council Tax Band F



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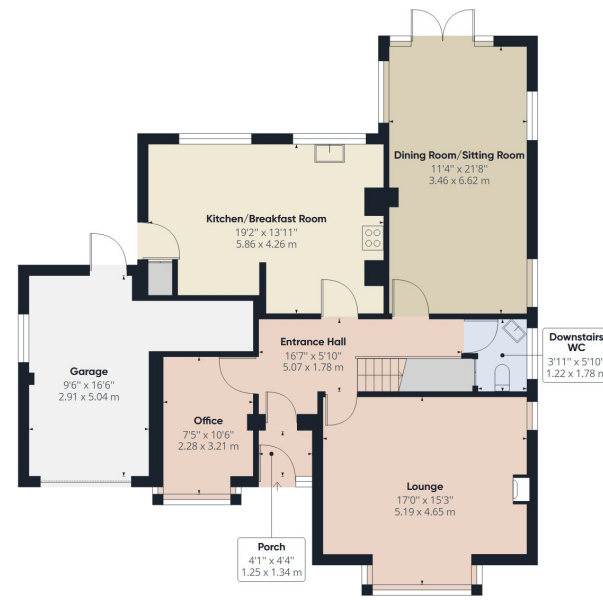
**£595,000**



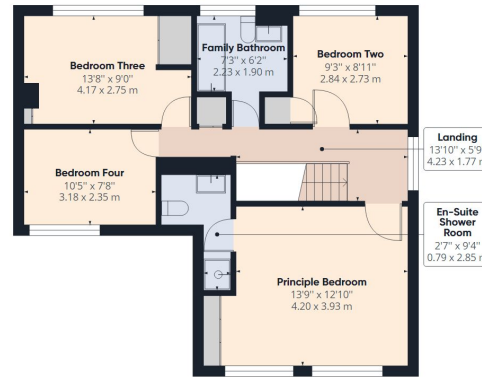


Viewing strictly by prior appointment with the Selling Agents  
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Ground Floor



Floor 1

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

1837.87 ft<sup>2</sup>

170.74 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.

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