



Terence Painter

ESTATE AGENTS

- Detached House
- Three Bedrooms
- Fitted Kitchen
- Large South Facing Garden
- Garage & Driveway
- Highly Sought After Location
- 20'5" Double Aspect Lounge/Diner
- Conservatory
- Well Appointed Bathroom & Separate Cloakroom/W.C
- Located within a Mile of Joss Bay & Callis Grange Nursery and Infant School, shops & Cafe's



47 Cedar Close, Broadstairs, Kent. CT10 3BU.

Freehold £420,000

THREE BEDROOM DETACHED HOME WITH A SOUTH-FACING GARDEN IN A PEACEFUL CUL-DE-SAC LOCATION

This is a fantastic opportunity to acquire a spacious three-bedroom detached home, perfectly positioned in a quiet cul-de-sac close to the ever-popular Reading Street, home to a local pub, café and church. The shops and amenities at St Peter's Village are within one mile, while Joss Bay, Broadstairs town centre and the mainline railway station are approximately one and a half miles away.

The current owners have made numerous improvements during their ownership and present the property to the market in true turn-key condition. The deceptively spacious accommodation comprises an entrance porch, welcoming hallway, impressive double-aspect 20'5" lounge/diner, conservatory, cloakroom/WC, fitted kitchen, three well-proportioned bedrooms and a well-appointed family bathroom.

Externally, the property continues to impress with a beautifully maintained south-facing garden extending to the rear and both sides of the home, creating a wonderful sense of space. There is also a garage and driveway providing convenient off-road parking. This much-loved home offers generous living accommodation in a superb and peaceful location. To arrange your viewing, contact Terence Painter Estate Agents on 01843 866866

Ground Floor

Entrance

Access into the porch is via a double glazed sliding door to the entrance porch.

Entrance Porch

There is a further double glazed door to the entrance hall.

Entrance Hall

4.69m x 1.71m (15' 5" x 5' 7") This welcoming entrance hall features painted wooden stairs to the first floor with a fitted runner style carpet, panelled walls to dado level, under stairs storage area, fitted cloak cupboard, radiator, wood effect flooring and doors leading off to the cloakroom/w.c, bedroom three/home office, kitchen and lounge/diner.

Cloakroom/W.C

2.16m x 1.16m (7' 1" x 3' 10") There is a frosted double glazed window to the side of the property, low level w.c, wash hand basin inset to a vanity unit with tiled splashback and a radiator.

Kitchen

3.89m x 2.37m (12' 9" x 7' 9") There is a frosted double glazed door to the side of the property which provides access to the rear garden, double glazed window to the rear, range of shaker style wall, base and drawer units with space and plumbing for a washing machine, slimline dishwasher, dual fuel cooker and fridge freezer. There is a wall mounted combination boiler, localised tiling to the walls and tiled flooring.

Bedroom Three/Home Office

3.03m x 2.08m (9' 11" x 6' 10") There is a double glazed window to the side of the property, built in cupboard, radiator and wood effect vinyl flooring.

47 Cedar Close, Broadstairs, Kent. CT10 3BU.

£420,000

Lounge/Diner

6.23m x 3.50m (20' 5" x 11' 6") This generous size and well defined double aspect room features a large double glazed window to the front of the property and double glazed sliding doors to the rear which provide access to the conservatory. there are radiators, media points and wood effect flooring.

Conservatory

3.53m x 2.73m (11' 7" x 8' 11") This room enjoys views over the garden and features double glazed French doors to the garden, wall light, power points and vinyl flooring.

First Floor

Landing

2.03m x 1.83m (6' 8" x 6' 0") There is a large double glazed dormer window to the rear of the property, loft hatch, carpet flooring and doors leading off to the principle bedroom, bedroom two and bathroom.

Principle Bedroom

5.21m x 3.53m (17' 1" x 11' 7") This fantastic size bedroom boasts a large double glazed dormer window to the front of the property, radiator and carpet flooring.

Bedroom Two

2.92m x 2.70m (9' 7" x 8' 10") There is a double glazed dormer window to the front of the property, fitted cupboard, radiator and carpet flooring.

Bathroom

2.39m x 1.94m (7' 10" x 6' 4") This well appointed bathroom features a frosted double glazed dormer window to the rear of the property, panelled bath with chrome mixer tap with hand shower attachment and a mixer shower over. There is a low level w.c, wash hand basin inset to a vanity unit, chrome ladder style towel radiator and tiled walls.

Exterior

Rear Garden

This home boasts generous size south facing lawned gardens which extend to the rear and both sides of the property. There is a paved patio area, green house and side access gate.

Garage & Driveway

5.22m x 2.67m (17' 2" x 8' 9") The garage features a metal up and over door to the front, lighting and power points. To the front of the garage is a driveway for one car.

47 Cedar Close, Broadstairs, Kent. CT10 3BU.

£420,000

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.

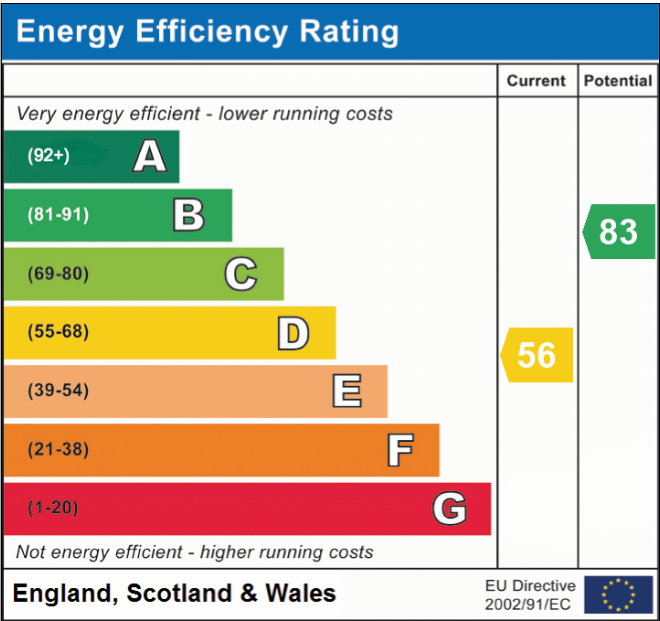
Council Tax Band

The council tax band is D.



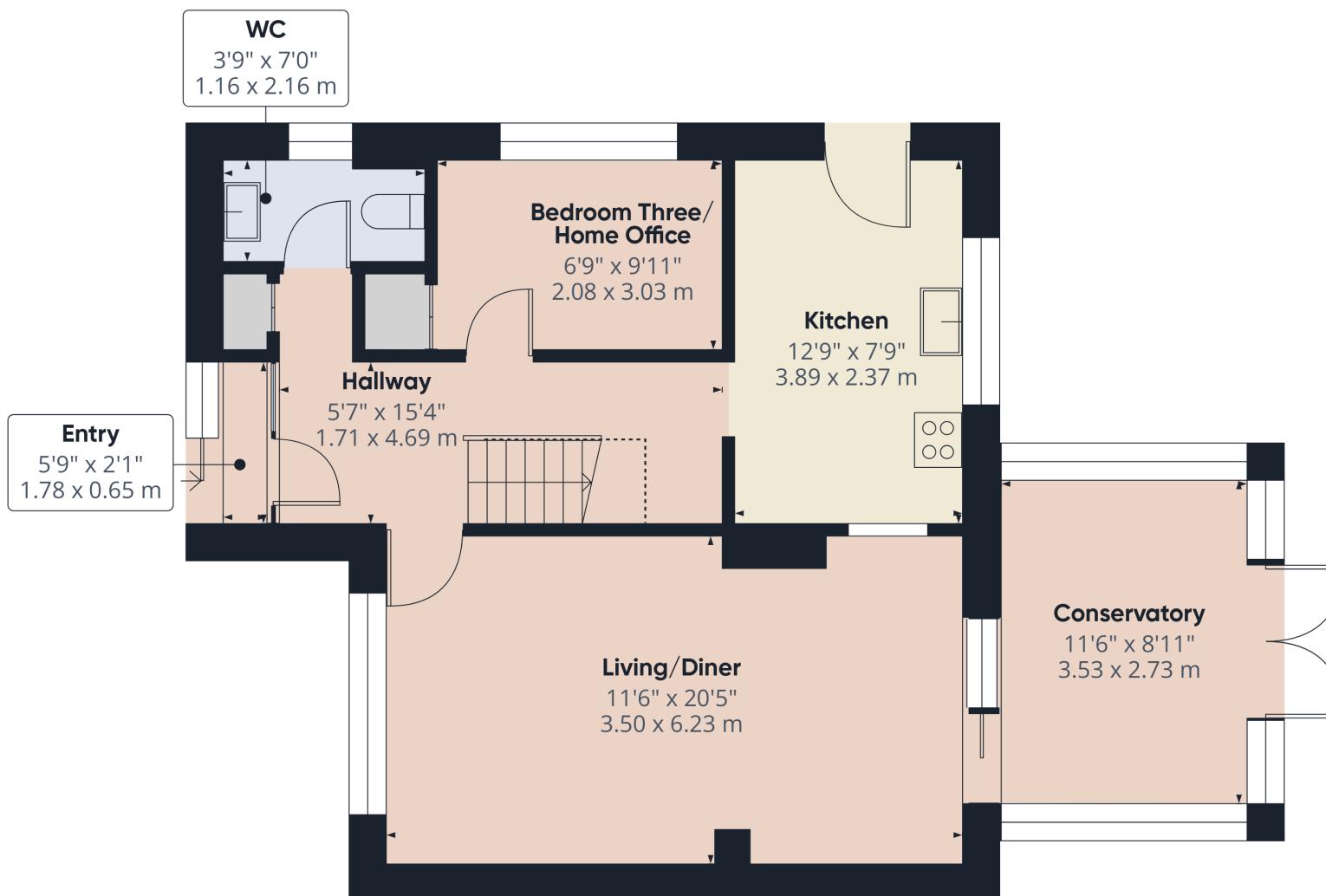
47 Cedar Close, Broadstairs, Kent. CT10 3BU.

£420,000



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.



Ground Floor Building 1

Approximate total area⁽¹⁾

654 ft²
60.8 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

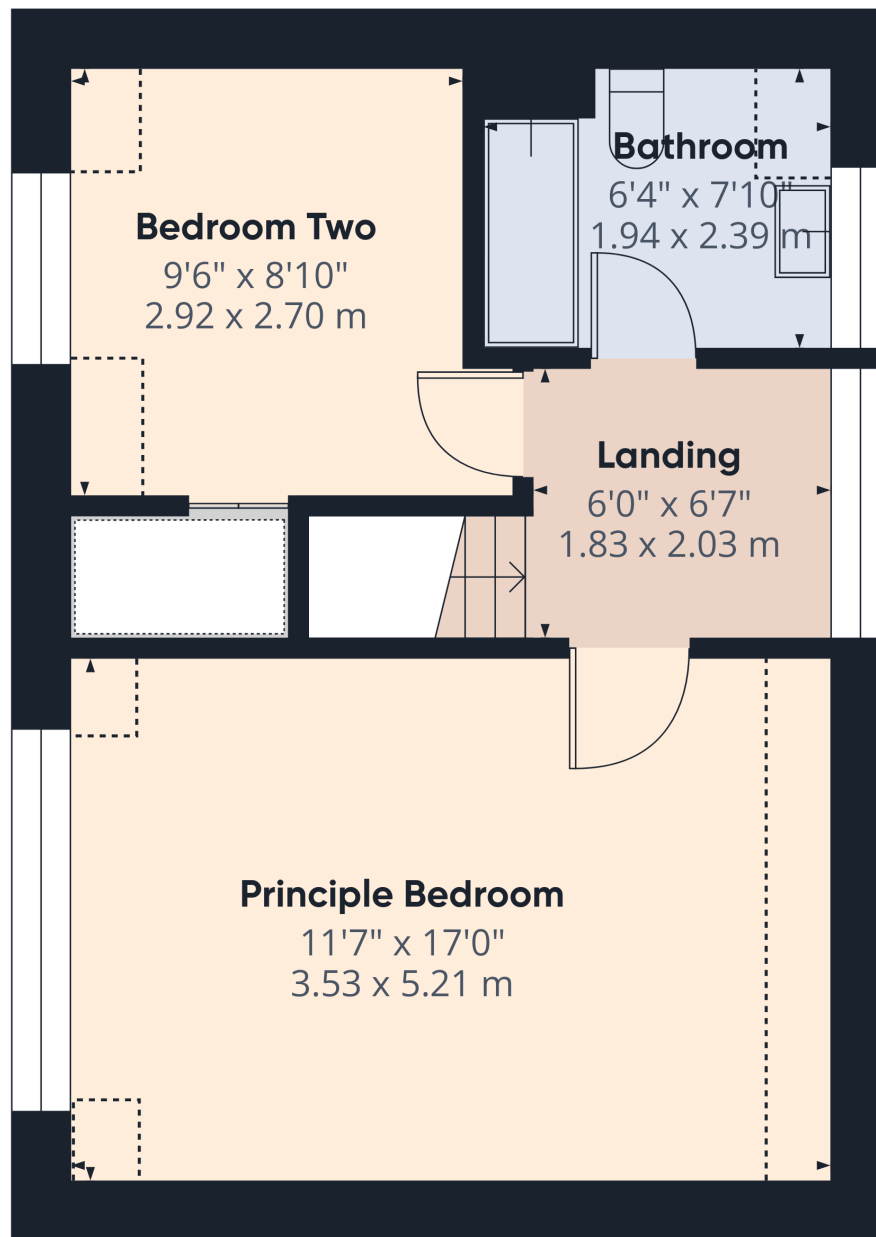
..... Below 5 ft/1.5 m

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

GIRAFFE360

47 Cedar Close, Broadstairs, Kent. CT10 3BU.

£420,000



Floor 1 Building 1

Terence Painter

ESTATE AGENTS

Approximate total area⁽¹⁾

373 ft²

34.7 m²

Reduced headroom

34 ft²

3.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

47 Cedar Close, Broadstairs, Kent. CT10 3BU.

£420,000

Terence Painter

ESTATE AGENTS

Garage
8'9" x 17'1"
2.67 x 5.22 m

Approximate total area⁽¹⁾

152 ft²

14.1 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



Ground Floor Building 2

47 Cedar Close, Broadstairs, Kent. CT10 3BU.

£420,000