

Terence Painter

ESTATE AGENTS



- New Home
- Detached Executive Home
- Four Bedrooms
- Open Plan Kitchen/Diner/Family Room
- Principal Bedroom With En-Suite
- Lounge with Fireplace
- Utility & Cloakroom/WC
- Double Garage & Driveway
- High Specification Fitted Kitchen
- 10 Year NHBC Warranty
- Landscaped Garden
- Rural Views

5 Manston Manor, Manston Road, Manston, Ramsgate, Kent. CT125DA.

Freehold £675,000

AVAILABLE TO RESERVE NOW! BRAND NEW FOUR BEDROOM EXECUTIVE FAMILY HOME LOCATED IN THE PICTURESQUE VILLAGE OF MANSTON!

This is an exciting opportunity to acquire this attractive newly built generous size four bedroom detached executive family home located at Manston Manor, an exclusive development of five new homes in the picturesque village of Manston.

This property is offers a generous size living accommodation of approx. 272m<sup>2</sup> (2932 sqft) arranged over two floors which will be finished to an impressive standard with a high specification throughout and include an integrated Beam central vacuuming system.

On the ground floor there is a generous size entrance hall, cloakroom/W.C, utility room and an impressively sized open plan kitchen/dining room/lounge featuring a fireplace and a well appointed fitted kitchen with a wide range of integrated appliances and bi-folding doors to the rear garden.

On the first floor the spacious theme continues with a stunning family bathroom and four double bedrooms including a master bedroom which boasts an en-suite shower room.

Externally this home features landscaped side and rear gardens with large patio area and a driveway which provides access to the integral double garage.

Call Terence Painter Estate Agents now on to arrange your viewing and to find out how you can reserve your new home today.

## GROUND FLOOR

### Entrance

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

### Entrance Hall

5.45m x 2.13m (17' 10" x 6' 11") There are stairs to the first floor. Tiled flooring. Under stairs cupboard and doors leading off to the cloakroom/w.c and the open plan kitchen/dining room/lounge. Radiator.

### Cloakroom/W.C

1.50m x 2.14m (4' 11" x 7' 0") Fitted with low level w.c and wash basin with storage under. Down lights, extractor and tiled flooring. Chrome ladder style radiator.

### Lounge/Dining Area

7.44m x 4.66m (24' 4" x 15' 3") Located to the front of the property this double aspect room has two double glazed windows to the front and a double glazed window to the side. Feature fireplace, media points and down lights. The Lounge Area is open to the dining area and kitchen. Two radiators.

### Kitchen Area

3.99m x 7.00m (13' 1" x 22' 11") There is a six section double glazed bi-folding doors to the rear garden, separate glazed door to the rear garden and further doors leading off to the utility room and double garage. Marble top kitchen island, with electric hob. Shaker style wall and base kitchen units. Stainless steel sink unit inset into marble kitchen top. There are down lights and tiled flooring. Extractor fan. Radiator.

### Utility Room

1.93m x 3.03m (6' 3" x 9' 11") There is a double glazed window to the rear of the property, tiled flooring, extractor and down lights. Door to the garage. Single drainer stainless steel sink unit inset to work surface area. Range of fitted base and wall cupboards. Wall mounted gas fired boiler. Radiator.

## first floor

### Landing

4.60m x 4.52m (15' 1" x 14' 9") There is a loft hatch, down lights and doors leading off to the bedrooms and bathroom.

### Principal Bedroom

5.56m x 6.99m (18' 2" x 22' 11") There are double glazed French doors to the front of the property which open up to a Juliet balcony, down lights and a door to the en-suite. Radiator.

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## Principal Bedroom En-Suite

2.20m x 3.37m (7' 2" x 11' 0") There is a frosted double glazed window to the side of the property, down lights, extractor and tiled flooring. Enclosed shower with tiled walls and glass door with dual head shower. Wash basin inset into vanity unit, storage under and mirror over. Chrome radiator.

## Bedroom Two

3.88m x 5.32m (12' 8" x 17' 5") There is a double glazed window to the front of the property. Down lights. Radiator.

## Bedroom Three

3.82m x 5.31m (12' 6" x 17' 5") There is a double glazed window to the rear of the property with rural views. Down lights. Radiator.

## Bedroom Four

3.76m x 6.99m (12' 4" x 22' 11") There are double glazed doors with a Juliet balcony to the rear with farmland and rural views and down lights. Radiator.

## Family Bathroom

2.26m x 3.37m (7' 5" x 11' 1") There is a frosted double glazed window to the side of the property. Enclosed shower with tiled walls, glass doors, dual shower attachment. Panelled bath. Tiled flooring. Extractor and down lights. Wash basin with storage under and mirror over. Chrome radiator.

## EXTERIOR

### Rear Garden

There is a large paved patio area immediately to the property, side access gates to both sides of the property, outside lighting and power points.

## Double Garage

5.74m x 5.32m (18' 9" x 17' 5") There are two remote activated roller style garage doors to the front. Lighting and power points.



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

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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**Approximate total area<sup>(1)</sup>**  
1497.66 ft<sup>2</sup>  
139.14 m<sup>2</sup>

(1) Excluding balconies and terraces

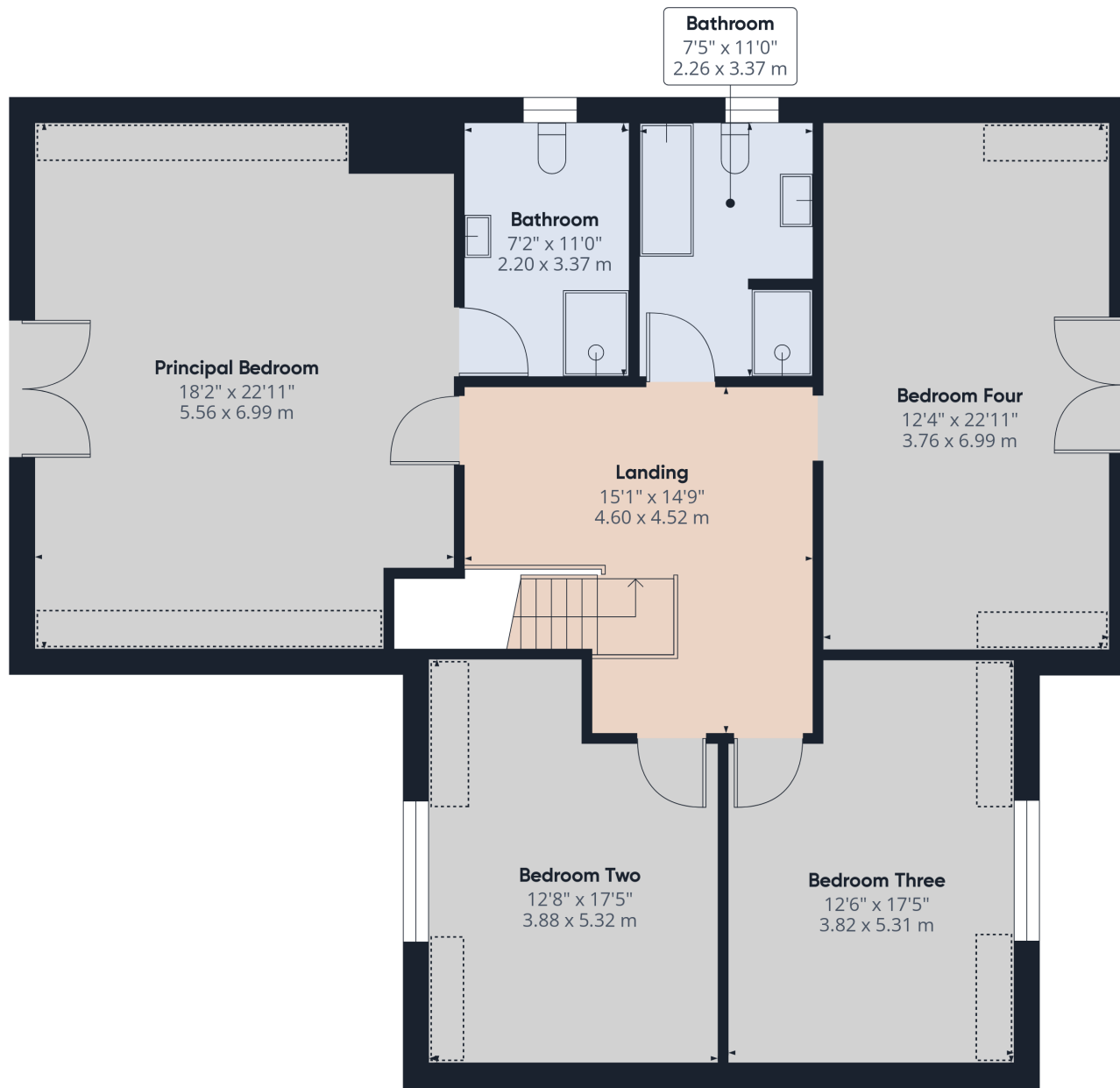
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor

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Floor 1

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

1434.39 ft<sup>2</sup>  
133.26 m<sup>2</sup>

**Reduced headroom**

100.95 ft<sup>2</sup>  
9.38 m<sup>2</sup>

(1) Excluding balconies and terraces

⋮ Reduced headroom  
(below 1.5m/4.92ft)

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