



Terence Painter

ESTATE AGENTS

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



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

£750,000

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 recently built property offers generous size living accommodation of approx. 254m<sup>2</sup> (2737 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 sized entrance hall, lounge with a fireplace, cloakroom/w.c, utility room and an impressive kitchen/dining/family room which features 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 suite which boasts an en-suite shower room.

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

This home is available now so call Terence Painter Estate Agents now to arrange your viewing and to find out how you can reserve your new home today.

## Ground Floor

### Entrance

Access is via a composite front door to the entrance hall.

### Entrance Hall

5.26m x 2.16m (17' 2" x 7' 0") There are stairs to the first floor, under stairs storage cupboard, tiled flooring with underfloor heating, down lights and doors leading off to the lounge, kitchen/diner/family room, utility room and cloakroom/w.c.

### Lounge

5.41m x 4.40m (17' 9" x 14' 5") With double glazed windows to the front. There is a fireplace with a hearth. Down lights. Two radiators.

### Kitchen/Diner/Family Room

5.42m x 4.83m (17' 9" x 15' 10") plus 7.23m x 3.09m (23' 9" x 10' 2") There is a five section bi-folding doors to the rear of the property and a double glazed single UPVC door to the rear of the property. Tiled flooring with underfloor heating and down lights. Marble top kitchen island. Shaker style wall and base kitchen units. Stainless steel sink unit inset into marble kitchen top. Extractor fan. Radiator.

### Cloakroom/W.C

2.13m x 1.49m (6' 11" x 4' 10") Fitted with low level w.c and wash basin with storage under. Tiled flooring. Chrome ladder style radiator.

### Utility Room

3.47m x 1.91m (11' 4" x 6' 3") There is tiled flooring, down lights and a door to the garage. Single drainer stainless steel sink unit unset to work surface area. Ranged fitted base and wall cupboards. Wall mounted gas fired boiler. Radiator.

## FIRST FLOOR

### Landing

4.88m x 3.26m (16' 0" x 10' 8") There is a loft hatch, down lights and doors leading off to the bedrooms and bathroom.

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## Principal Bedroom

6.56m x 5.43m (21' 6" x 17' 10") There are double glazed doors to the front of the property with a Juliette balcony. A door to an en suite. Down lights. Radiator.

## Principal Bedroom En-Suite

3.07m x 2.16m (10' 1" x 7' 1") There is a frosted double glazed window to the side of the property. Enclosed shower with tiled walls and glass door with dual head shower. Wash basin inset to vanity unit. Chrome radiator.

## Bedroom Two

5.76m x 3.88m (18' 11" x 12' 9") There is a double glazed window to the front and down lights. Radiator.

## Bedroom Three

5.75m x 3.85m (18' 10" x 12' 8") There is a double glazed window to the rear and down lights. Radiator.

## Bedroom Four

5.43m x 4.04m (17' 9" x 13' 3") This room has double glazed UPVC doors to the rear of the property with Juliette balcony and rural views.

## Family Bathroom

3.06m x 2.58m (10' 0" x 8' 5") There is a double glazed frosted window to the side of the property. Bath with tiling over and shower attachment. Low level w.c. Chrome radiator. Wash basin with storage under and mirror over. Shower enclosure with tiled walls, glass door and dual head shower.

## EXTERIOR

### Rear Garden

There is a large paved patio area immediately to the property, side access gate, lighting and power points.

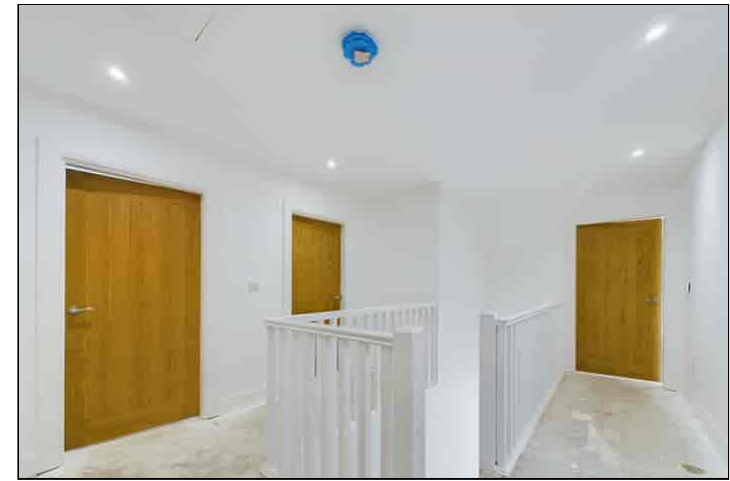
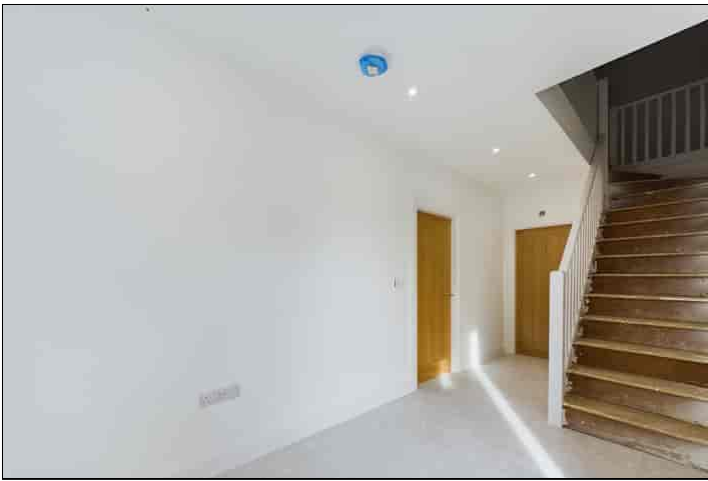
### Garage

5.74m x 5.69m (18' 10" x 18' 8") Remote activated door for vehicle access. Lighting and power points. Two electric roller doors.



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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>

1400.12 ft<sup>2</sup>

130.08 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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Ground Floor

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Floor 1

**Approximate total area<sup>(1)</sup>**  
1337.61 ft<sup>2</sup>  
124.27 m<sup>2</sup>

**Reduced headroom**  
129.06 ft<sup>2</sup>  
11.99 m<sup>2</sup>

(1) Excluding balconies and terraces

⋮ Reduced headroom  
(below 1.5m/4.92ft)

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