

# Terence Painter

ESTATE AGENTS



- Detached Bungalow
- Three Bedrooms (One with En-suite W.C)
- Stunning Bathroom with Bath & Shower
- Modern Fitted Kitchen with Integrated Appliances
- 23'9" Triple Aspect Living Room With Bi-Folding Doors
- Landscaped 43' Rear Garden
- Peaceful Cul-de-sac Location
- Garage & Large Driveway
- Home Office/Hobby Room (without window)
- Beautifully Presented & Spacious Accommodation



**18 Tina Gardens, Broadstairs, Kent. CT101BJ.**

**Freehold £469,995**

BEAUTIFULLY PRESENTED AND SPACIOUS THREE DOUBLE BEDROOM DETACHED BUNGALOW WITH EXTENDED ACCOMMODATION SET IN A QUIET CUL-DE-SAC LOCATION.

This charming three double bedroom extended detached bungalow is located in one of Broadstairs' most desirable locations and is ideally situated within easy reach of the picturesque beach at Stone Bay and within a mile of Broadstairs High Street where you will find many shops, cafes, restaurants, schools and transport links.

This home has been much loved by the current vendors who over the years have undertaken many improvements and present it in immaculate condition, inside and out!. The generous and versatile accommodation of this home comprises an entrance porch, welcoming L shaped entrance hall, large walk in cloak cupboard which could also make an ideal home office or hobby room, modern fitted kitchen with a wide range of fitted appliances, stunning well appointed bathroom with bath and shower, three double bedrooms with one featuring an en-suite w.c and an impressive 23'9" triple aspect lounge/diner with bi-folding doors to the rear garden.

Externally this home continues its spacious theme with a 43'3" mainly lawned rear garden with an Indian sandstone patio, garage with light and power and a large driveway. Call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

## INTERIOR

### Property Entrance

Entrance into the property is gained via double glazed doors that lead into the porch.

### Porch

2.9m x 1.87m (9' 6" x 6' 2") The porch features exposed brick walls, lighting, double glazed window to the side and vinyl flooring. Access into the property is gained via a wooden glazed door.

### Hallway

3.45m x 1.30m (11' 4" x 4' 3") 4.90m x 1.30m (16' 1" x 4' 3") The hallway features vinyl flooring, radiator and a loft hatch. The loft is partially boarded and houses the gas fired boiler.

### Walk in Cloak Room/ Home Office

3.27m x 1.67m (10' 9" x 5' 6") Featuring carpeted flooring and down lights. (No Window).

### Bedroom One

3.08m x 2.54m (10' 1" x 8' 4") (4.08m into bay window) This bedroom features a double glazed bay window to the side with a fitted window seat, TV point, radiator and carpeted flooring.

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### **Bedroom Two**

3.58m x 3.10m (11' 9" x 10' 2") Bedroom two features a double glazed window to front, radiator, down lights and carpeted flooring.

### **En-Suite W.C**

1.68m x 0.81m (5' 6" x 2' 8") There is a low level w.c and wash hand basin.

### **Principal Bedroom**

4.17m x 3.23m (13' 8" x 10' 7") The Principal bedroom features a double glazed window to the front of the property, radiator and carpeted flooring.

### **Bathroom**

3.05m x 2.02m (10' 0" x 6' 8") The bathroom features tiled flooring and walls, walk-in corner shower with rain fall shower attachment, panelled bath, chrome ladder style radiator, double glazed frosted window to side, vanity wash hand basin with storage under and illuminated mirror over and a low level W.C.

### **Lounge/Diner**

7.24m x 6.86m (23' 9" x 22' 6") This spacious triple aspect lounge/diner features double glazed windows to both sides of the property, engineered wooden flooring, three contemporary standing radiators, bi-folding doors out to the rear garden, television point and down lights.

### **Kitchen**

3.09m x 3.05m (10' 2" x 10' 0") This high gloss, fitted kitchen features a full length fridge, full length freezer, integrated oven and a combination microwave/oven, dishwasher, space and plumbing for washing machine, full length larder, induction hob inset to countertop with extractor over, stainless steel sink unit inset to countertop, high and low level fitted kitchen units, down lights, tiled flooring, partly tiled walls and a double glazed window to the side.

## **EXTERIOR**

### **Rear Garden**

13.11m x 9.27m (43' 0" x 30' 5") Beautifully landscaped rear garden featuring a lawned area with patio walk way surround, separate patio seating area, shed, access to garage and side access gate.

### **Front Garden/Driveway**

Landscaped front garden area with a driveway, suitable for multiple vehicles.

### **Shed**

2.38m x 1.60m (7' 10" x 5' 3")

### **Garage**

7.03m x 2.49m (23' 1" x 8' 2") Lighting and up and over door.

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## Council Tax Band

The council tax band for this property is D.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

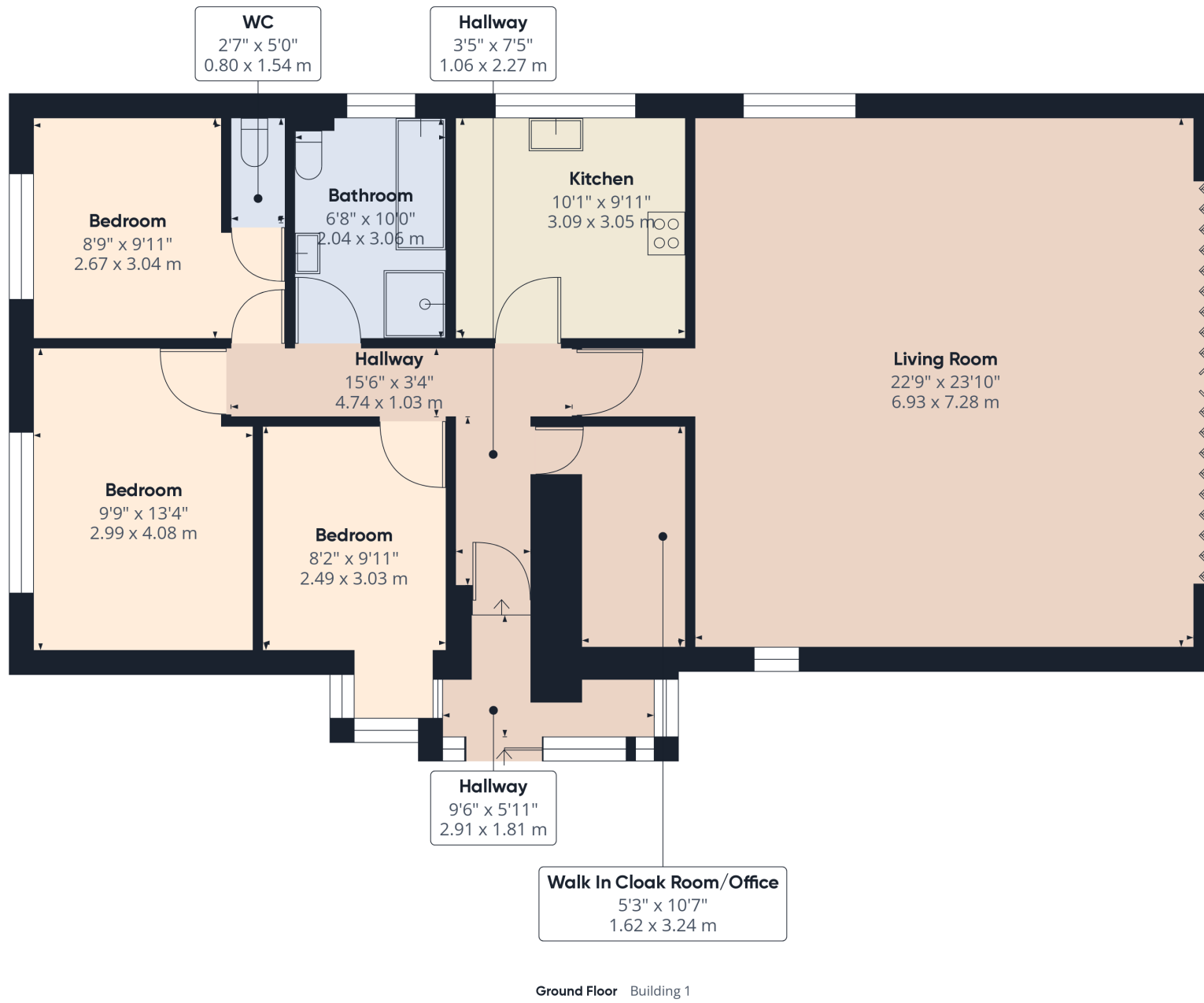


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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

1255.08 ft<sup>2</sup>  
116.6 m<sup>2</sup>

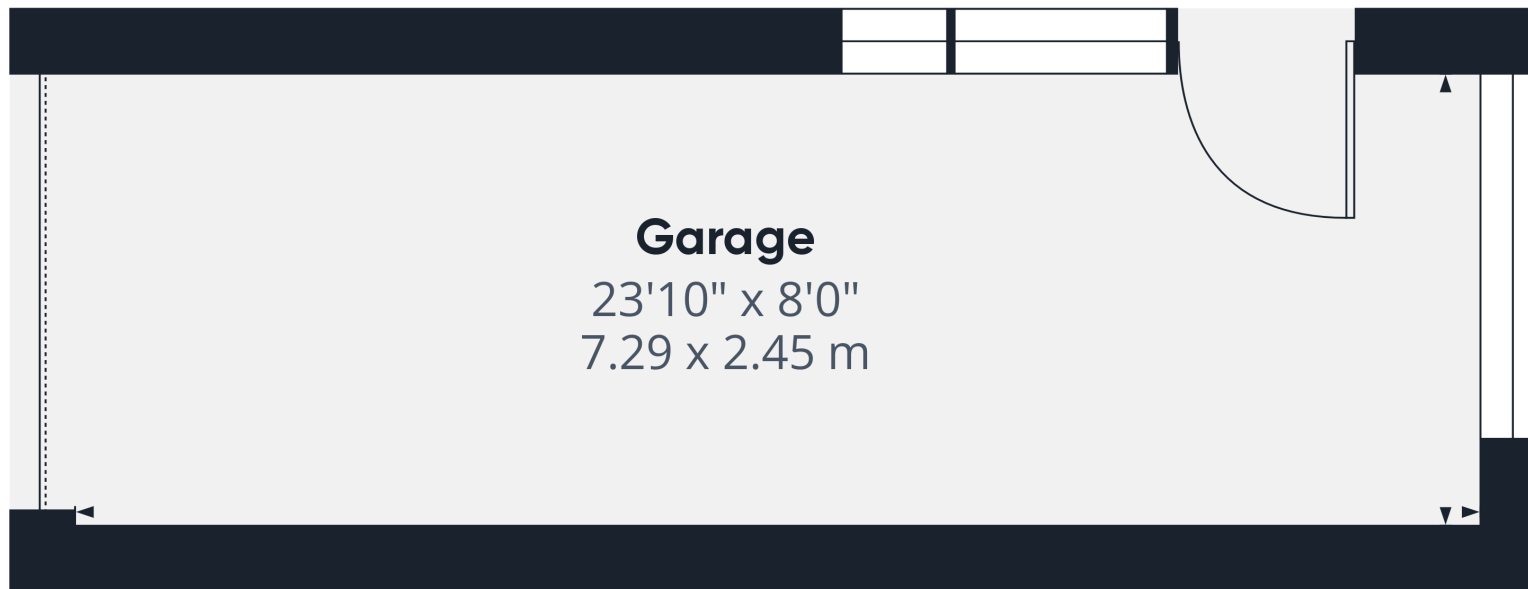
(1) Excluding balconies and terraces

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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**Garage**  
23'10" x 8'0"  
7.29 x 2.45 m

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

192.42 ft<sup>2</sup>  
17.88 m<sup>2</sup>

(1) Excluding balconies and terraces

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Ground Floor Building 2

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