



# Terence Painter

ESTATE AGENTS

- Brand New Detached House
- Three Double Bedrooms
- Very High Specification
- Principal Bedroom with Juliet Balcony & En-Suite
- 10 Year ICW Build Warranty
- Underfloor Heating
- Parking for Several Vehicles
- Close to Transport Links, Schools and Park
- Sought after Area
- Kitchen with Integrated Appliances and Quartz Worktops & Utility Room
- Generous Size Lawned Gardens
- Ground Source Heat Pump
- Air Source Heat Pump

40a Foreland Avenue, Cliftonville Margate, Kent. CT93NQ.

Freehold £580,000

OPEN DAY SATURDAY 3RD MAY 10am - 2pm - CALL NOW TO BOOK YOUR VIEWING SLOT! THIS NEWLY BUILT STUNNING THREE DOUBLE BEDROOM DETACHED HOUSE PERFECT FOR FAMILY LIVING IS READY TO MOVE INTO AND IS SITUATED IN CLOSE PROXIMITY TO PALM BAY BEACH, WALPOLE BAY AND MARGATE OLD TOWN!

This impressive highly insulated energy efficient home is being offered to the market in turn key condition and with no onward chain. The ground floor living accommodation comprises a 14'10" welcoming reception hall with floor to ceiling double glazed windows allowing light to pour into the property; double aspect kitchen/breakfast room with integrated appliances and quartz worktops; utility room, W.C and a 19'2" double aspect lounge/diner with full length bifold doors to the south-facing garden.

The first floor continues to impress with its size and high standard of finish throughout. The double aspect principal bedroom benefits from French double doors that open up to a Juliet balcony overlooking the main garden, dressing area and a fitted en-suite shower room. Bedrooms two and three are both double bedrooms, with the third bedroom featuring a double glazed Velux skylight window. There is also a well appointed family bathroom. Externally the property has an abundance of curb appeal and offers an attractive brick paved driveway providing parking for several vehicles and a 76" (23 m) south facing garden with a further garden to the rear.

The property finds itself located within popular Foreland Avenue, close to Northdown Park and within walking distance of Primary Schools and local shops at Holly Lane and Northdown Road. A doctors surgery, Pharmacy and Post Office are all located within a quarter of a mile of the property with gorgeous cliff top walks over the scenic Palm Bay beach and Walpole Bay also located close by.

This is a great opportunity to acquire this stunning beautifully presented brand new family home located in a brilliant area - so call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

## INTERIOR

### Reception Hall

4.83m x 3.61m (15' 10" x 11' 10") Entrance is gained via a composite door. There are feature floor to ceiling double glazed windows to the front of the property, herringbone wood effect vinyl flooring, under floor heating, downlights and carpeted stairs to the first floor.

### Kitchen/Breakfast Room

5.88m x 2.87m (19' 3" x 9' 5") This impressive double aspect room features two double glazed windows to the side and one to the front of the property, wood effect herringbone vinyl flooring and downlights. There is an extensive range of wall, base and drawer units with an integrated dishwasher, fridge-freezer, electric oven/grill and an induction hob with an extractor hood over and stainless steel sink unit inset to quartz countertop. There is a breakfast bar area, space for a dining table and chairs, under floor heating and a door to the utility room.

### Utility Room

2.33m x 1.71m (7' 8" x 5' 7") The utility room features a double glazed window to the rear, high and low level fitted units. Stainless steel sink unit inset to quartz worktops, space and plumbing for washing machine and tumble dryer, down lights and wooden herringbone effect vinyl flooring with under floor heating.

### Cloakroom/W.C.

2.41m x 1.16m (7' 11" x 3' 10") There is a wall mounted w.c, wash hand basin with storage under, double glazed frosted window to rear, down lights and wooden flooring.

### Living Room

5.88m x 3.93m (19' 3" x 12' 11") This is a double aspect room with double glazed windows to the front and double glazed bi-folding doors to the side giving access to the garden. There are down lights and wood effect herringbone vinyl flooring with under floor heating.

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**Landing**

3.80m x 1.88m (12' 6" x 6' 2") There is a feature double glazed window to the front of the property, down lights and carpeted flooring with underfloor heating.

**Principal Bedroom**

3.93m x 3.89m (12' 11" x 12' 9") This impressive double aspect room boasts double glazed windows to the front and double glazed French doors to the side which open up to a Juliet balcony overlooking the garden. There is a defined dressing area, door to the en-suite shower room, down lights and carpet flooring with underfloor heating.

**En-Suite**

1.91m x 1.85m (6' 3" x 6' 1") There is a frosted double glazed window to rear, wall mounted w.c, wash hand basin with storage under, walk-in shower with rainfall shower head and separate hand shower, tiled flooring with under floor heating and part tiled walls.

**Bedroom Two**

4.59m x 2.57m (15' 1" x 8' 5") There is a double glazed window to rear, down lights and carpeted flooring with underfloor heating.

**Bedroom Three**

5.89m x 2.88m > 2.03m (19' 4" x 9' 5" > 6' 8") A further double aspect room featuring a double glazed window to front and a double glazed Velux to window to the rear, down lights and carpeted flooring with underfloor heating.

**Bathroom**

2.29m x 2.24m (7' 6" x 7' 4") This well appointed room features a double glazed window to front, wall mounted w.c, panelled bath with fitted rain style shower head and a separate hand shower, wash hand basin with storage under, down lights, tiled walls and flooring with under floor heating.

**EXTERIOR**

**Garden**

Measuring approximately 75' (23 m). Immediately to the property is an Indian sandstone patio area with complementing steps up to a large garden area (recently prepared and seeded for a lawn). There is a further garden area with a patio area located to the rear of the property, outside lighting and access gates to both sides.

**Front Garden and Driveway**

The front garden has a large brick paved driveway that allows parking for several vehicles, feature raised planters and fenced borders.

**Building Warranty**

We are advised that the property will benefit from a 10-year ICW Build Warranty

**Council Tax Band**

The Council Tax Band for this property is - E.

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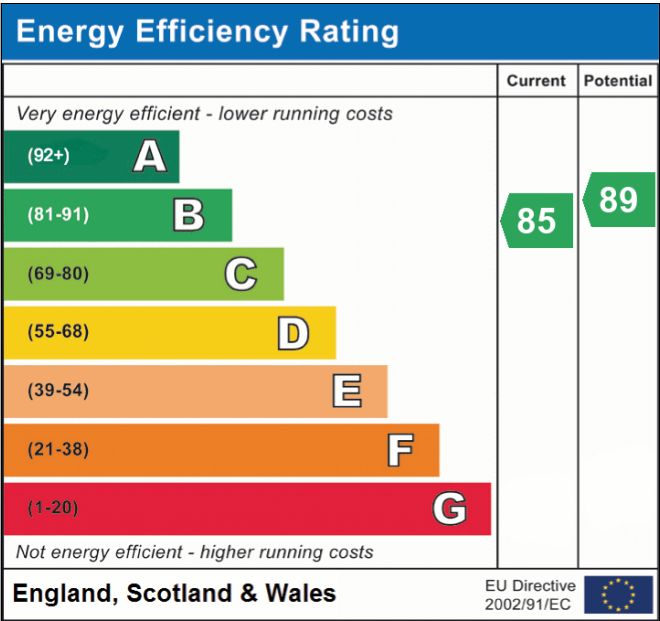
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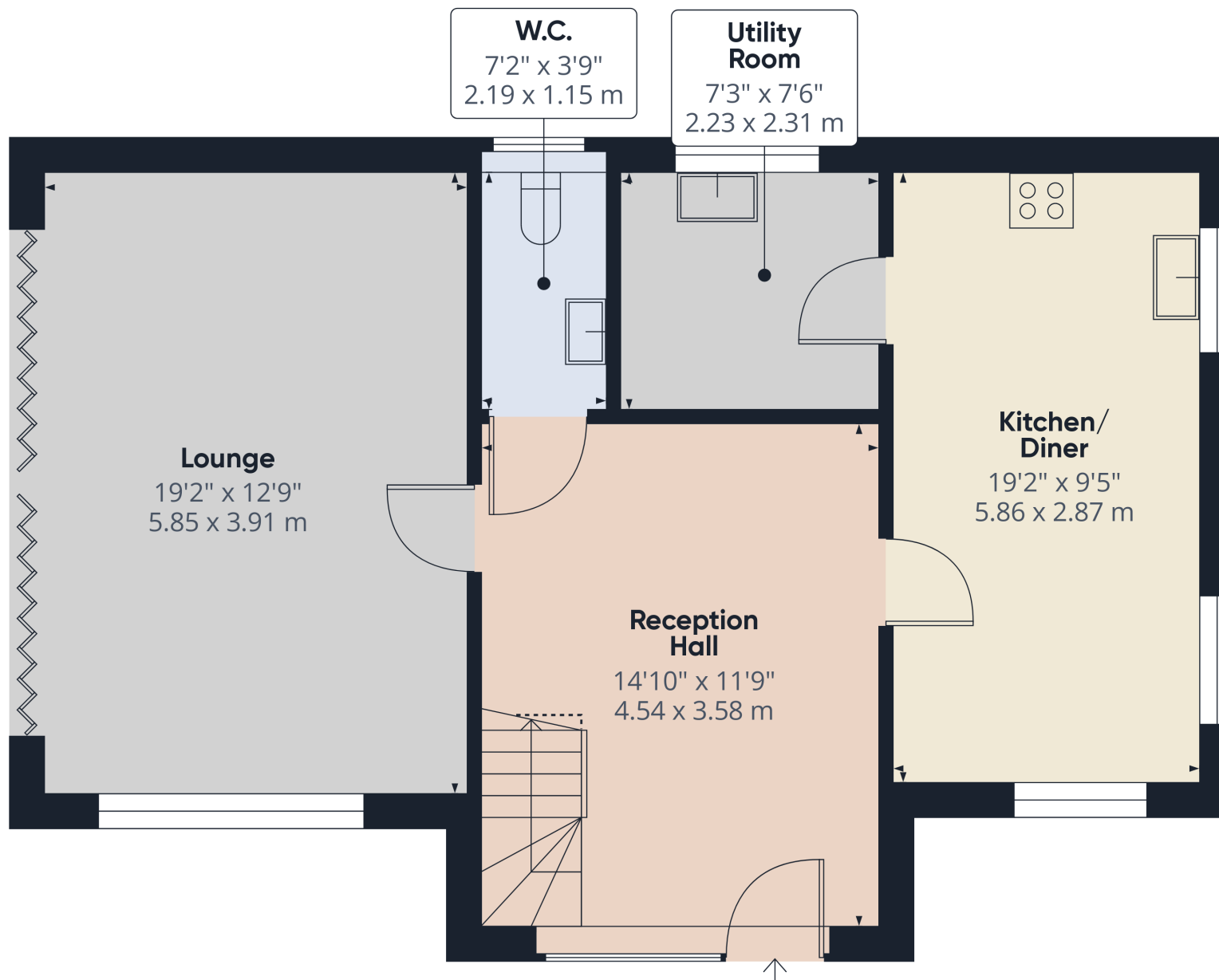


Viewing strictly by prior appointment with the Selling Agents  
**TERENCE PAINTER.**  
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 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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

717.09 ft<sup>2</sup>

66.62 m<sup>2</sup>

**Reduced headroom**

9.31 ft<sup>2</sup>

0.86 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

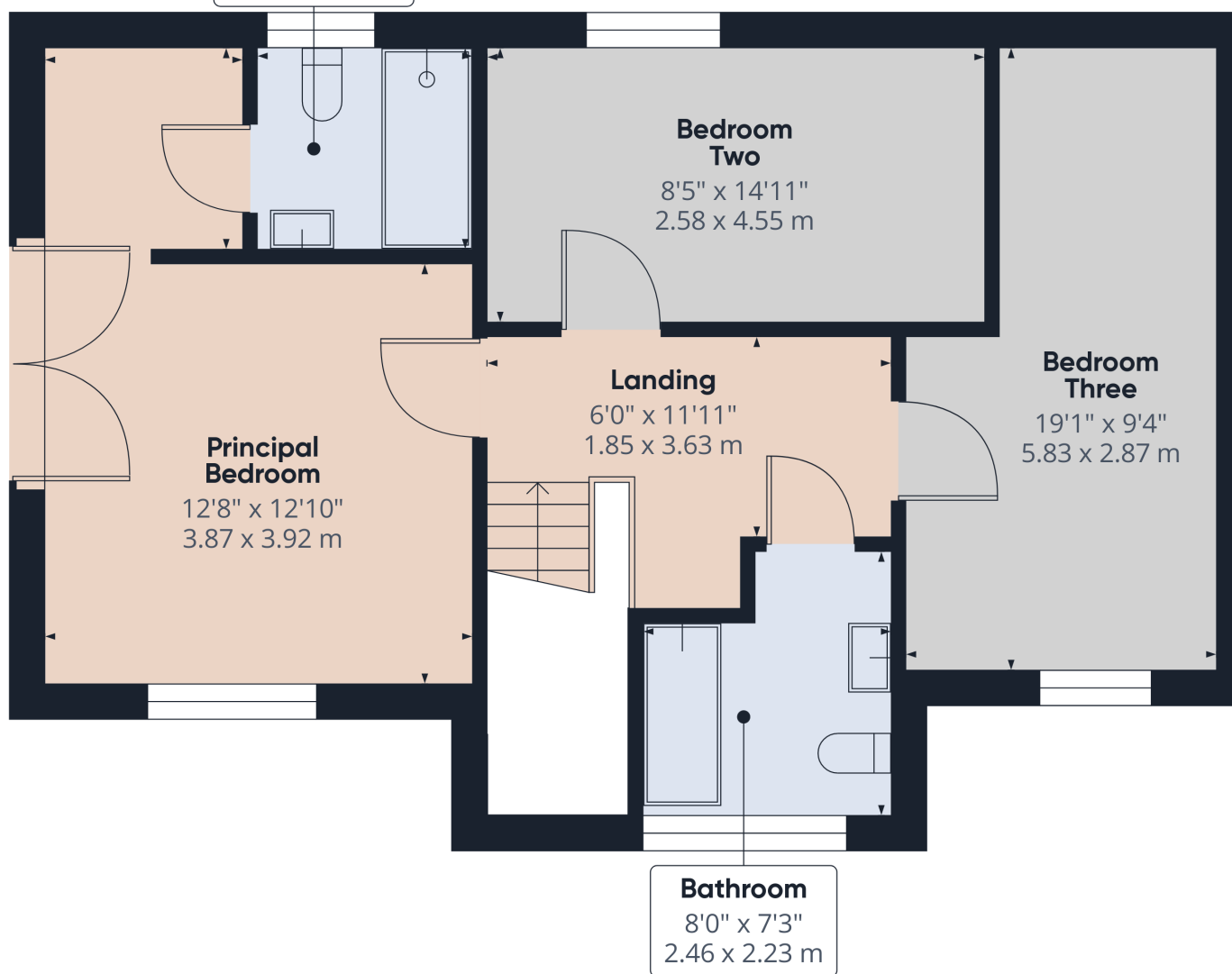
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

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

657.68 ft<sup>2</sup>  
61.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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