

# Terence Painter

ESTATE AGENTS



- Detached House Built in 2023
- Three Double Bedrooms
- 20'6" Living Room with Built-in Media Unit
- 20'3" Kitchen/Diner with Integrated Appliances & Quartz Worktops
- Spacious & Airy Living Accommodation
- Finished to a High Specification
- Large Garden Room/Home Office/Garden Store
- Sought after Broadstairs Location
- Located within a Mile of Stone Bay, Schools, High Street & Transport Links
- Driveway for Three Vehicles
- Principle Bedroom with Fitted Wardrobes & En-Suite Shower Room
- Low Maintenance Garden with Two Composite Decked Patios Areas & Outdoor Kitchen

**3 Lindenthorpe Road, Broadstairs, Kent. CT10 1BG.**

**Freehold £800,000**

BUILT IN 2023...AN ATTRACTIVE THREE DOUBLE BEDROOM DETACHED CHALET HOUSE, PERFECT FOR FAMILY LIVING, SITUATED IN THE POPULAR LINDENTHORPE ROAD AREA OF BROADSTAIRS

This stunning three double bedroom detached chalet house was built by the current owners in 2023 and is being offered to the market with no forward chain. The house has been methodically designed to ensure ample space for all the family and has been finished to a very high standard with the most impressive specification.

On the ground floor is a welcoming entrance hall leading to the spacious lounge with a large built in media unit, cloak room, W.C and a spacious 20'3" kitchen/dining room a beautiful fitted kitchen with quartz work tops and integrated Neff appliances. There are large double glazed sliding doors leading out to the garden and a door to the utility room.

On the first floor level is a spacious landing with walk in wardrobe, well appointed bathroom and three double bedrooms including the principle bedroom which features twin built in wardrobes and a en-suite shower room.

Externally this home continues to impress with a low maintenance rear garden with an out door kitchen area, two composite decked terrace areas and a large garden room which incorporates a home gym/studio, office space and garden store room.

To the front of the property is a private blocked paved driveway providing off street parking for three vehicles

Lindenthorpe Road is one of Broadstairs most prestigious and sought after locations conveniently located, within half a mile radius of the sandy beach at Stone Bay, town shops, amenities and railway station with Hi-Speed connection to London St Pancras.

For further details or to arrange a viewing please contact the Selling Agents Terence Painter on 01843 86686.

## Ground Floor

### Entrance

Access into the proeprty is via a part glazed composite front door to the entrance hall.

### Entrance Hall

This welcoming entrance hall features carpeted stairs to the first floor, panelled walls to dado level, radiator, under stairs cupboard, Amtico flooring and doors leading off to the kitchen/diner, living room, cloak room and W.C.

### Living Room

6.25m x 4.41m (20' 6" x 14' 6") There is a box bay window to the front of the property, large built in media and shelving unit, radiator and Amtico flooring.

### Kitchen/Diner

6.16m x 5.01m (20' 3" x 16' 5") This impressive size and well defined room features a stunning fitted kitchen comprising an extensive range of shaker style wall, base and drawer units with a range of integrated Neff appliances. There is a large complementing island unit with feature pendant lights over and sink unit inset, quartz worktops with complementing upstands, under unit lighting and an instant hot water tap. The dining area offers ample space for a large dining table and chairs, television point, radiator and a door to the utility room.

There are large double glazed sliding doors with side lights to the rear garden, down lights and Amtico flooring.

### Utility Room

5.00m x 2.26m (16' 5" x 7' 5") There is a double glazed window to the rear, range of fitted wall and base units with integrated washing machine and tumble dryer, sink unit and mixer tap inset to quartz worktops with complementing upstands, under unit lighting, radiator, down lights and Amtico flooring.

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**Cloakroom**

2.41m x 1.96m (7' 11" x 6' 5") This room is currently used as a cloak room but could be suitable for a home office. There is a double glazed window to the front of the property, fitted seating/storage units, panelled walls to dado level, radiator and Amtico flooring.

**W.C**

2.41m x 1.05m (7' 11" x 3' 5") There is a frosted double glazed window to the side of the property, low level w.c, wash hand basin, panelled walls to dado level, extractor, down lights and Amtico flooring.

**First Floor**

**Landing**

There is a Velux window to the side of the property, built in linen cupboard, loft hatch, panelled walls to dado level, carpet flooring and doors leading off to the bathroom, bedrooms and walk in wardrobe.

**Principle Bedroom**

5.08m x 3.62m (16' 8" x 11' 11") This generous size bedroom features a double glazed window to the front of the property, double fitted wardrobes, radiator, carpet flooring and a door to the en-suite shower room.

**Principle Bedroom En-Suite Shower Room**

3.12m x 1.97m (10' 3" x 6' 6") There is a Velux window to the side of the property, fully tiled shower cubicle with a fitted rain style shower head with hand shower attachment, low level w.c and wash hand basin inset to a vanity unit with quartz work tops, chrome ladder style towel radiator, wall mounted illuminated mirror, extractor, down lights and Amtico flooring.

**Bedroom Two**

3.53m x 3.50m (11' 7" x 11' 6") There is a double glazed window to the rear of the property, radiator and carpet flooring.

**Bedroom Three**

3.52m x 3.46m (11' 7" x 11' 4") There is a double glazed window to the rear of the property, radiator and carpet flooring.

**Bathroom**

2.81m x 2.49m (9' 3" x 8' 2") There is a Velux window to the side of the property, fully tiled shower cubicle with a fitted rain style shower head with hand shower attachment, panelled bath with chrome mixer tap, low level w.c inset to a vanity unit with quartz work tops, chrome ladder style towel radiator, wash hand basin with wall mounted mirror over, extractor, down lights and Amtico flooring.

**Walk-In Wardrobe**

1.97m x 1.42m (6' 6" x 4' 8") There is a Velux window to the side of the property, down lights, fitted shelving, radiator and carpet flooring.

**Exterior**

**Rear Garden**

13m x 11.20m (42' 8" x 36' 9") This low maintenance landscaped rear garden features a large composite decked patio area immediately to the property with an out door kitchen area. There is a decked footpath to the rear of the garden where there is a further decked seating area with complementing fitted furniture. To both sides of the garden are raised well stocked brick built flower beds and at the rear of the garden is the garden room/home office/garden store. There are side access gates to both sides of the property, outside lighting and hose point.

**Garden Room/Home Office/Garden Store Room**

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### **Garden Room/Gym**

4.26m x 3.38m (14' 0" x 11' 1") There are double glazed sliding doors, internal door to the home office, lighting, power points and vinyl flooring.

### **Home Office**

3.57m x 2.20m (11' 9" x 7' 3") There is a double glazed window which enjoys views over the garden, lighting, power points and carpet flooring.

### **Garden Store Room**

3.38m x 2.01m (11' 1" x 6' 7") There is lighting and power points.

### **Driveway**

To the front of the property is a blocked paved driveway for up to three cars.

### **Council Tax Band**

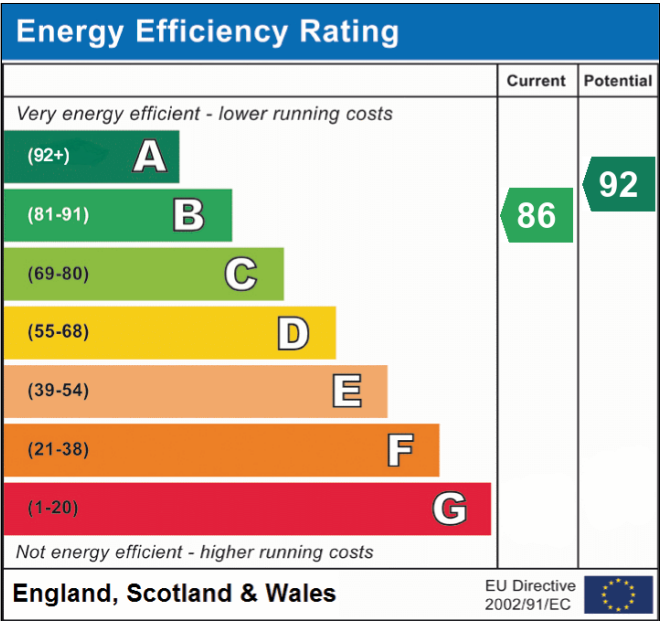
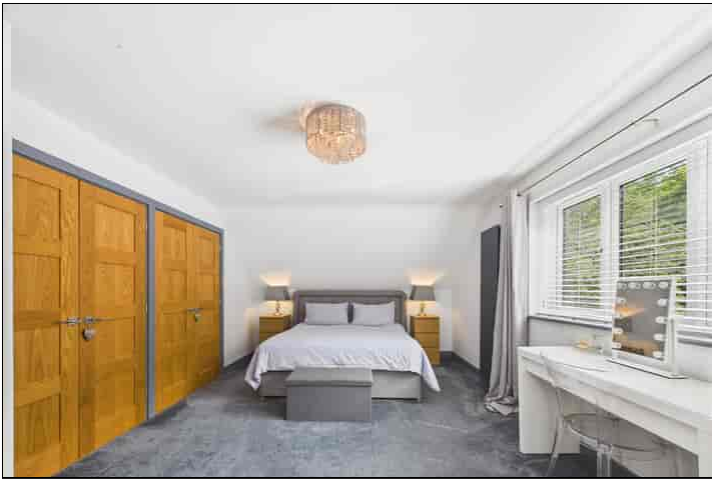
The council tax band is E.



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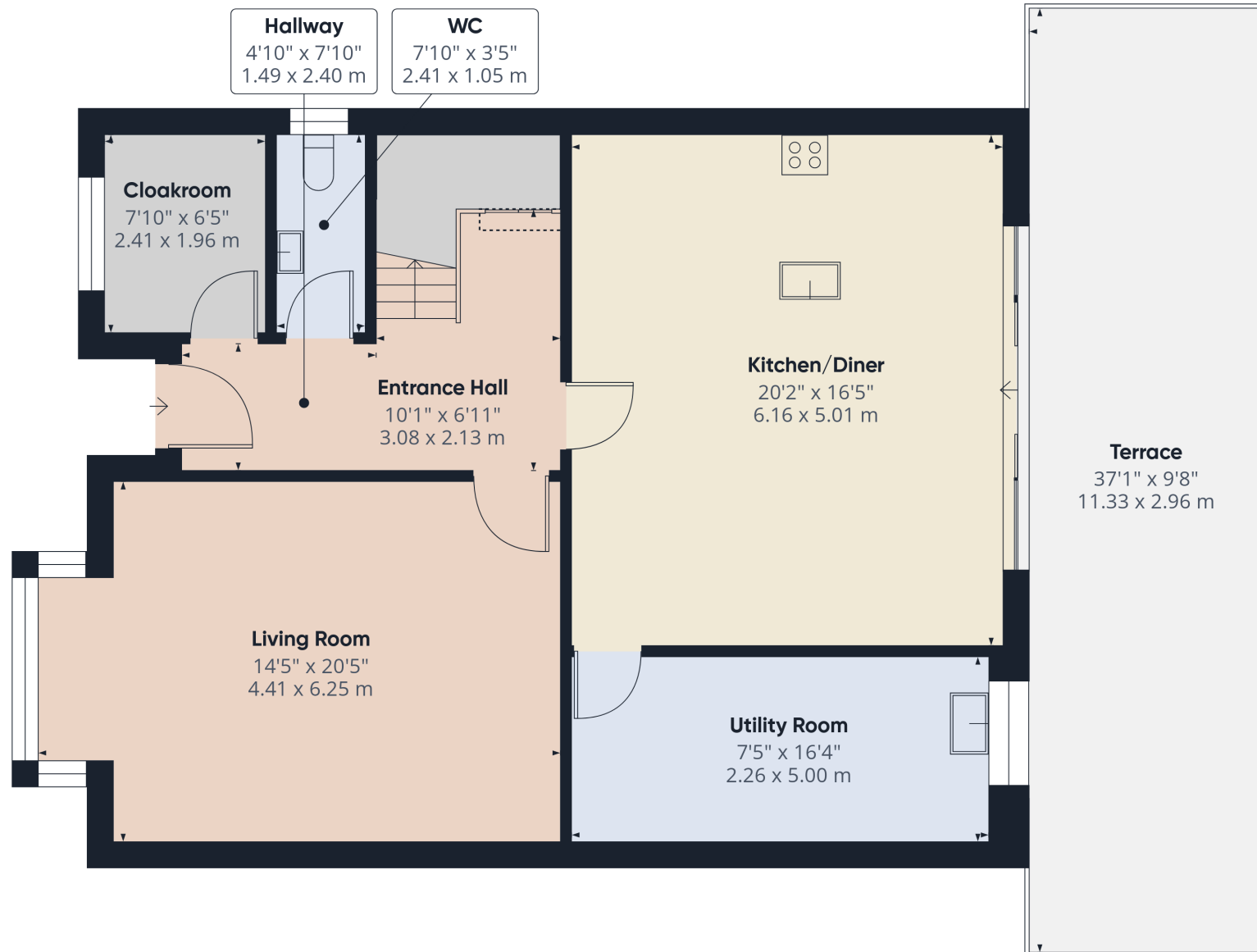
**£800,000**





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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Ground Floor Building 1

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

963 ft<sup>2</sup>

89.4 m<sup>2</sup>

**Balconies and terraces**

357 ft<sup>2</sup>

33.2 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

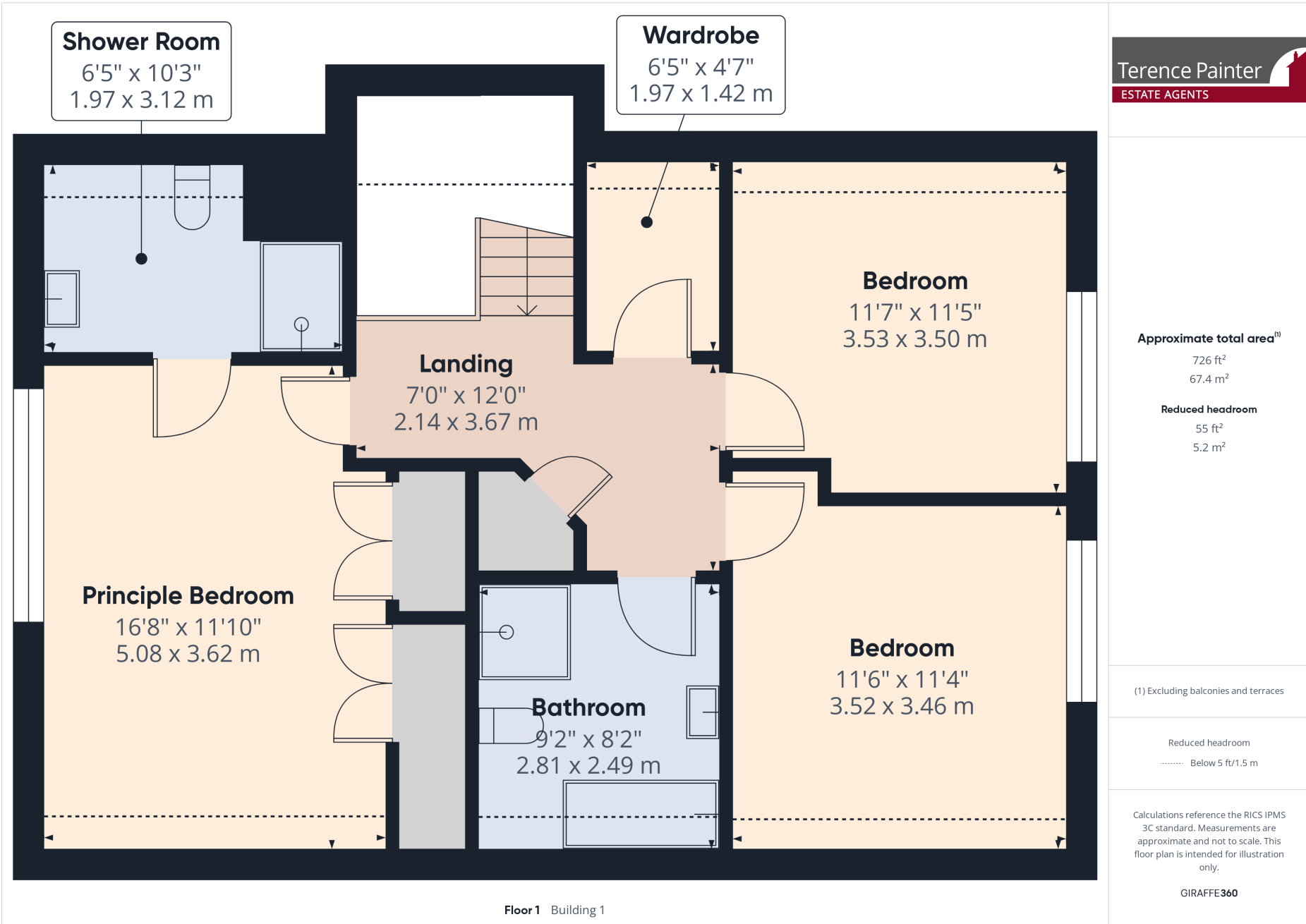
..... Below 5 ft/1.5 m

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

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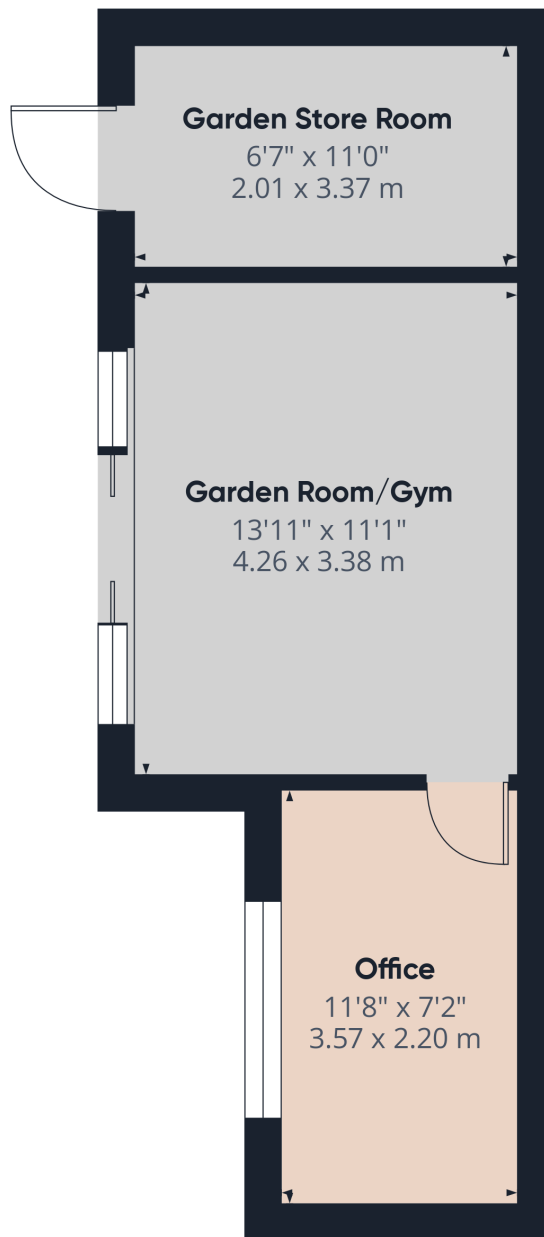
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Ground Floor Building 2

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

315 ft<sup>2</sup>

29.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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