



Terence Painter

ESTATE AGENTS

- Link Detached House
- Three Double Bedrooms
- Master Bedroom with En-Suite Shower Room & Walk-in Wardrobe
- 17'2" Well Defined Living Room
- Conservatory
- Lawned South Westerly Garden
- Carport with Electric Car Charging Point
- Beautifully Presented Family Home
- Accommodation Arranged Over Three Floors
- Located Close to Shops, Schools & Transport Links
- Well Appointed Kitchen with Integrated Appliances

8 Roman Way, Margate, Kent. CT95FP.

Freehold £379,995

STUNNING LINK DETACHED HOUSE IDEALLY LOCATED FOR FAMILY LIFE CLOSE TO SCHOOLS, SHOPS & TRANSPOT LINKS

Constructed in 2020 is this deceptively spacious three storey family home which is located in one of Garlinge's newest and most popular residential areas close to local shops, schools and within a mile radius of the sea front and railway station this delightful three bedroom home couldn't be better placed for family life.

The spacious and beautifully maintained accommodation of this home is arranged over three floors and features a good size and welcoming entrance hall, well appointed kitchen with integrated appliances, 17'2" living room and conservatory which the current vendors use as a dining room. On the first floor there are two double bedrooms with fitted wardrobes and a stylish bathroom.

On the second floor is the principle bedroom which boasts a walk in wardrobe and an en-suite shower room.

Externally this home features a predominantly lawned south westerly garden which extends to the rear and side of the property and a carport with an electric car charging point.

This property really is one to add to you viewing list and wont fail to impress so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

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

Entrance Hall

4.16m x 1.08m (13' 8" x 3' 7") This is a welcoming entrance hall with carpeted stairs to the first floor, panelled walls to dado level, under stairs cupboard, radiator, down lights and doors leading off to the kitchen, living room and cloakroom/w.c.

Kitchen

3.06m x 2.87m (10' 0" x 9' 5") There is a double glazed window to the front of the property, range of grey high gloss wall, base and drawer units with a integrated appliances, stainless steel sink inset to roll top worksurfaces with complementing upstands and down lights.

Living Room

5.22m x 4.32m (17' 2" x 14' 2") This well defined room features a double glazed window and French doors to the rear which provides access to the conservatory. There is a radiator and media points.

Conservatory

4.32m x 2.36m (14' 2" x 7' 9") This room enjoys views over the garden with French doors to the garden, feature exposed brick wall, wall lights and an electric radiator.

Cloakroom/W.C

1.62m x 0.80m (5' 4" x 2' 7") There is a frosted double glazed window to the side of the property, wash hand basin inset to a vanity unit, low level w.c, extractor and down lights.

First Floor

Landing

There are carpeted stairs to the second floor, linen cupboard, double glazed window to the front, carpet flooring and doors leading off to the bathroom and bedrooms two and three.

8 Roman Way, Margate, Kent. CT95FP.

£379,995

Bedroom Two

3.64m x 3.00m (11' 11" x 9' 10") There is a double glazed window to the rear which offers open farmland views, fitted wardrobes, radiator and carpet flooring.

Bedroom Three

3.13m x 2.85m (10' 3" x 9' 4") There is a double glazed window to the front of the property, fitted wardrobes, radiator and carpet flooring.

Bathroom

2.46m x 2.05m (8' 1" x 6' 9") This well appointed bathroom features a panelled bath with mixer shower over, low level w.c and a wash hand basin inset to a vanity unit. The walls are panelled to dado level, there is a frosted double glazed window to the rear, chrome ladder style towel radiator, extractor, down lights and tiled flooring.

Second Floor

Landing

There is a frosted double glazed window to the side of the property, storage cupboard and carpet flooring.

Principle Bedroom

4.18m x 3.47m (13' 9" x 11' 5") There are two Velux windows to the rear of the property, radiator, carpet flooring and an open doorway to a walk in wardrobe with a Velux window to the front and fitted hanging rails and shelving. There is a door to the en-suite shower room.

En-Suite Shower Room

2.16m x 1.38m (7' 1" x 4' 6") There is a Velux window to the front of the property, fully tiled shower cubicle, low level w.c and a wash hand basin inset to a vanity unit. This room also features a chrome ladder style towel radiator, extractor and downlights.

Garden

The garden of this home extends to the rear and side of the property with southerly and westerly aspects and is mainly lawned with a raised decked area which offers far reaching open farmland views. There is a side access gate and power points.

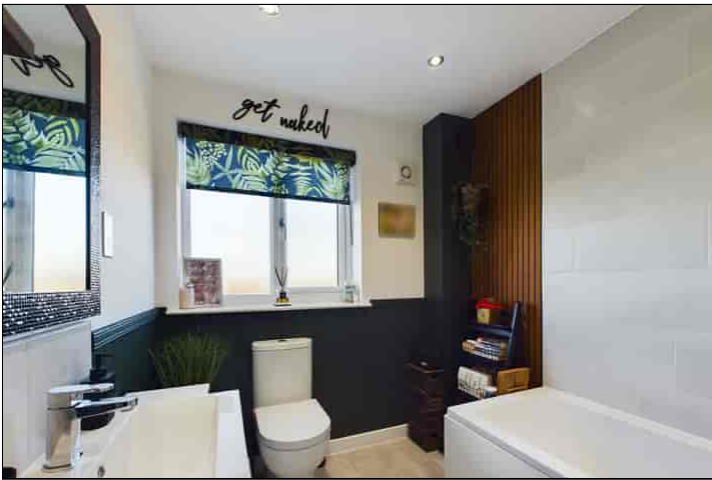
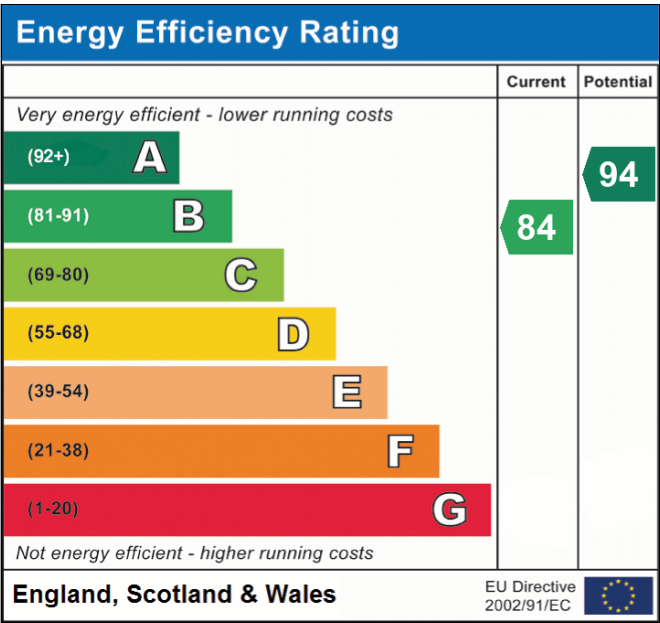
Carport

This home benefits from a carport for two cars which features an electric car charger.



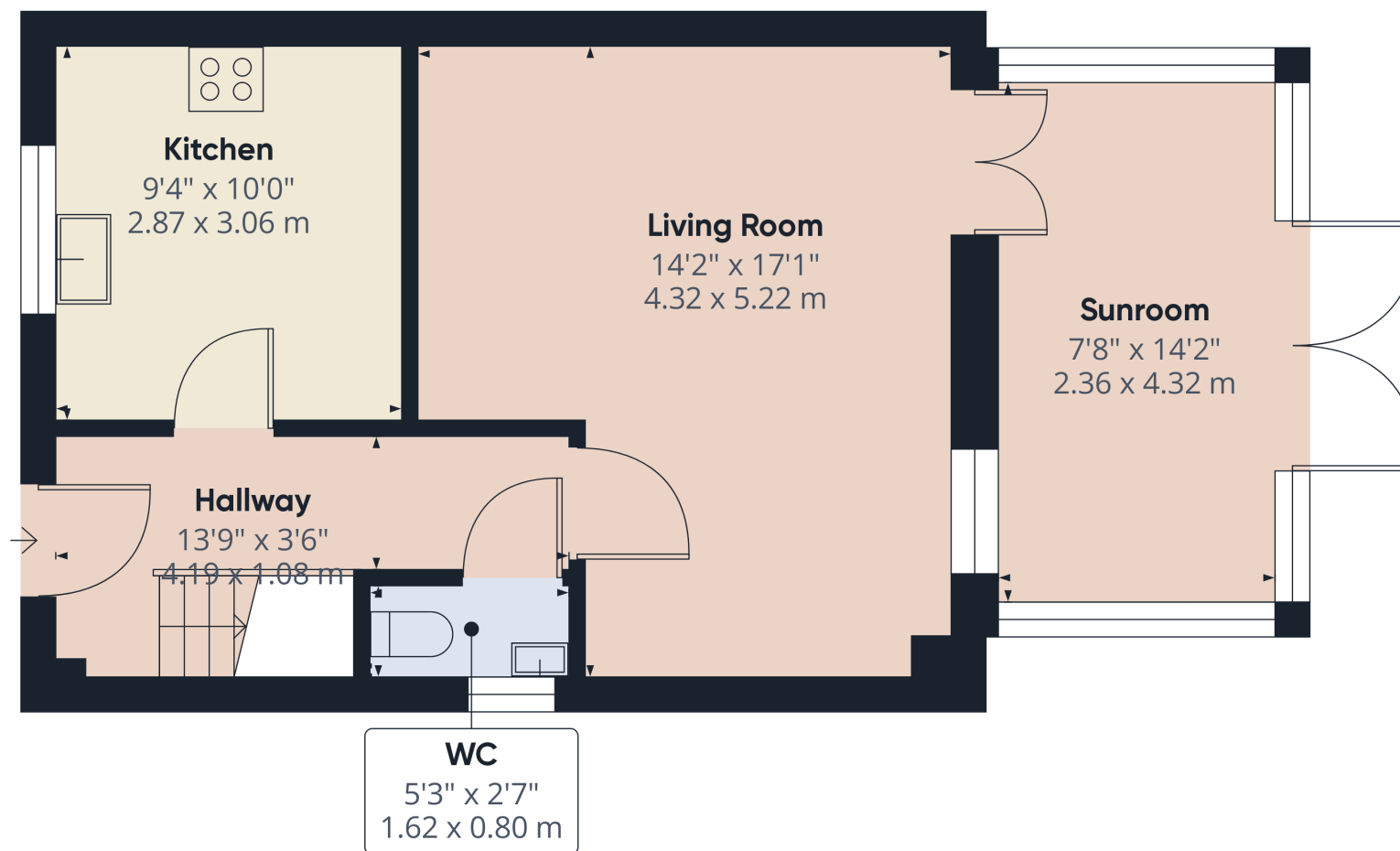
8 Roman Way, Margate, Kent. CT95FP.

£379,995



Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Ground Floor

Approximate total area⁽¹⁾

516.56 ft²
47.99 m²

Reduced headroom

0.21 ft²
0.02 m²

(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 are based on RICS IPMS 3C standard.

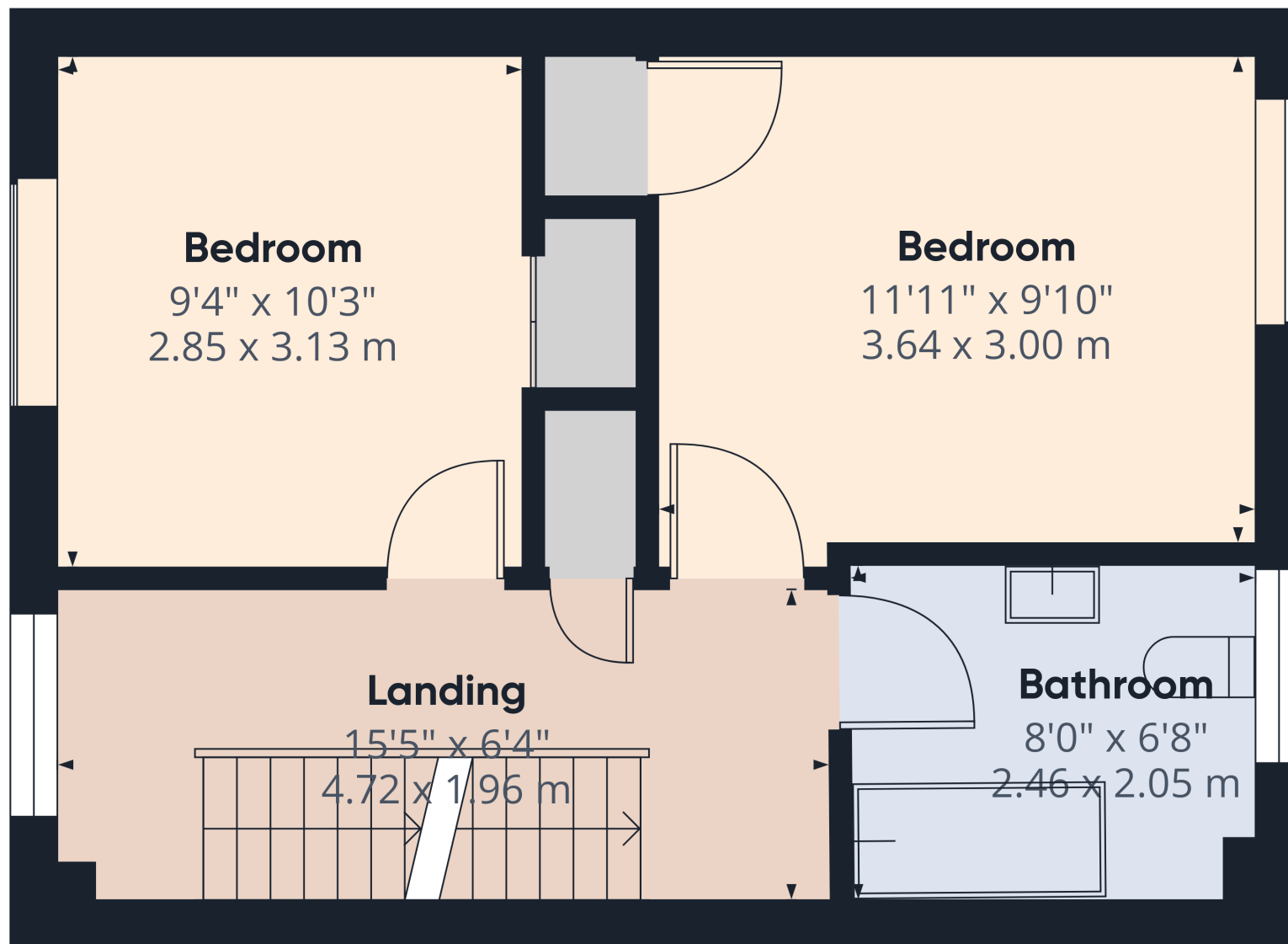
GIRAFFE360

8 Roman Way, Margate, Kent. CT95FP.

£379,995

Terence Painter

ESTATE AGENTS



Approximate total area⁽¹⁾

371.56 ft²

34.52 m²

(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.

Calculations are based on RICS IPMS 3C standard.

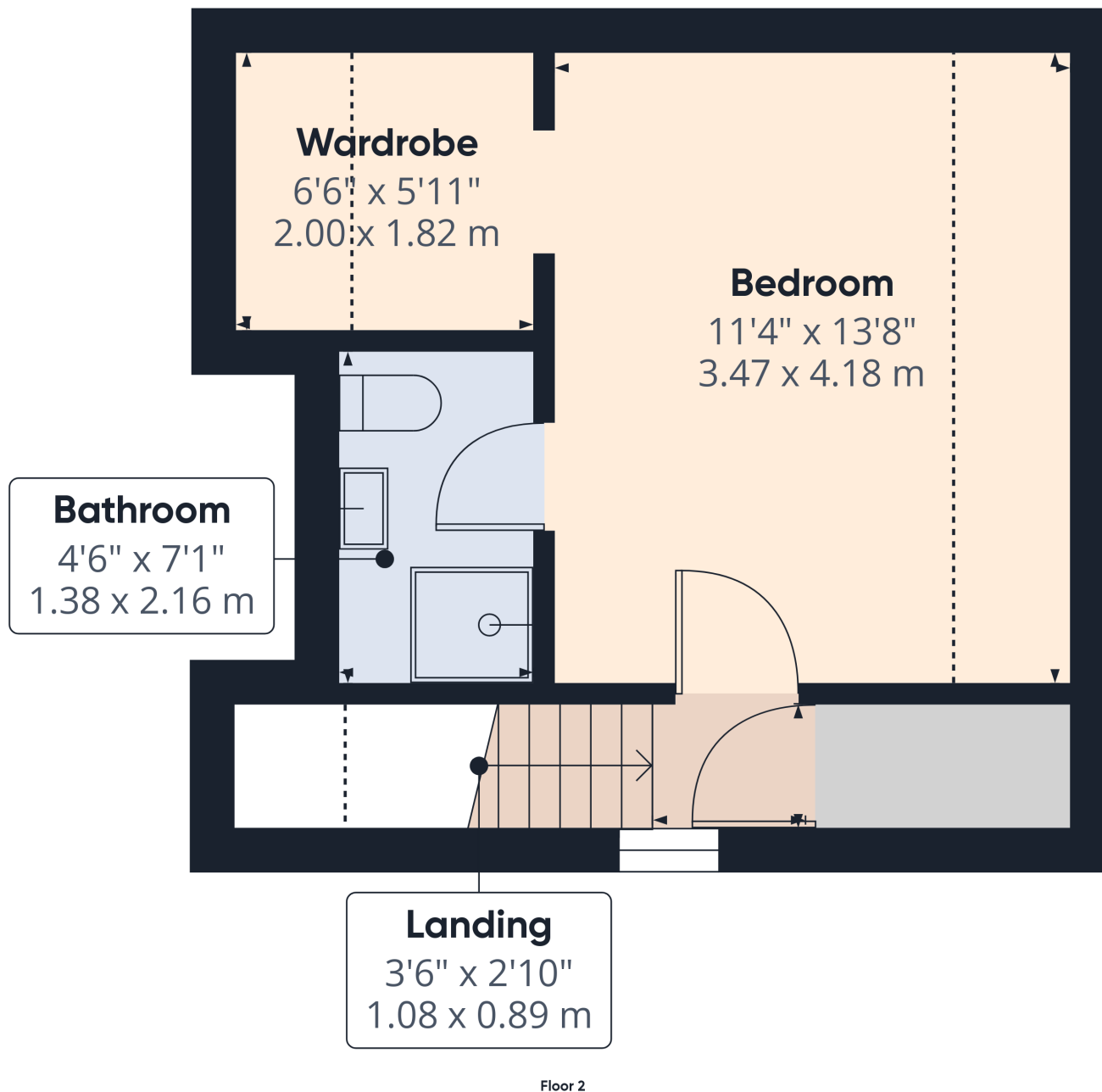
GIRAFFE360

Floor 1

8 Roman Way, Margate, Kent. CT95FP.

£379,995

01843 866 866 www.terencepainter.co.uk



Terence Painter

ESTATE AGENTS

Approximate total area⁽¹⁾

253.16 ft²

23.52 m²

Reduced headroom

49.11 ft²

4.56 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

8 Roman Way, Margate, Kent. CT95FP.

£379,995