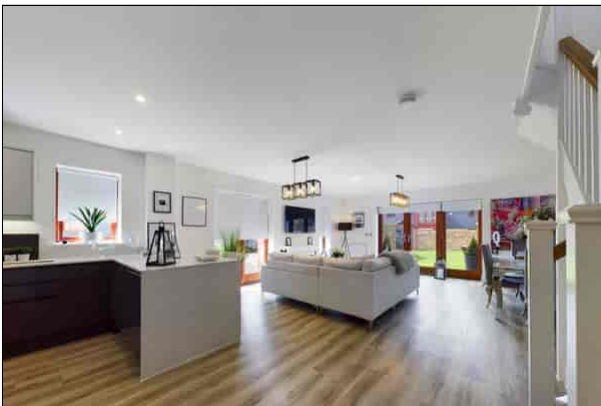




Terence Painter

ESTATE AGENTS

- Detached Three Bedroom House
- Private Road Location
- Immacuately Presented Throughout
- 65'5" Rear Garden
- Well Appointed Kitchen with Integrated Appliances
- En-suite Shower Room to Main Bedroom
- Picturesque Village Location
- Double Tandem Driveway
- 30'1" Open Plan Kitchen/Living Room
- Impressive Bathroom
- Remainder of a 12 Year BLP secure new home warranty



11 Orchard Close, St Nicholas At Wade, Birchington, Kent. CT7 0DP.

Freehold £490,000

MODERN AND IMMACULATELY PRESENTED DETACHED THREE BEDROOM EXECUTIVE HOME LOCATED WITHIN A PRIVATE ROAD IN THE PICTURESQUE VILLAGE OF ST NICHOLAS AT WADE!

An exciting opportunity to acquire this attractive and beautifully presented three bedroom detached executive home located at Orchard Close, a private road in the picturesque village of St Nicholas at Wade.

This property offers modern open plan living accommodation arranged over two floors which has been finished to an impressive standard and to a high specification throughout.

On the ground floor there is a cloakroom/w.c, and a 30'1" open plan triple aspect kitchen/dining/family room which features a well appointed modern kitchen with a wide range of integrated appliances and quartz worktops. In the lounge area there are double glazed French doors to the rear garden.

On the first floor the spacious theme continues with a stunning bathroom and three double bedrooms including a master bedroom which boasts an en-suite shower room and a Juliet balcony to the rear which enjoys views over the garden.

Externally this home features a landscaped rear garden with a large Indian sandstone patio area. There is a double tandem block paved driveway to the side of the house. This property also benefits from the remainder of a 12 Year BLP secure new home warranty.

This home is available to view now so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

Location

St Nicholas At Wade

St Nicholas At Wade is a picturesque rural village which is served by two public houses, a 13th century church, a village hall, primary school and sports field (Bell Meadow) with a cricket pavilion. St Nicholas At Wade is also ideally located within easy reach of the historic city of Canterbury (approx. 10 miles) and Ramsgate (8 miles), with its Royal Harbour and picturesque marina with its good selection of restaurants, bars and shops. The village of Minster (approx. 4 miles) offers a selection of independent shops, pubs and restaurants. Out of town leisure and shopping facilities can be found at Westwood Cross, approx. 7 miles distant. The property is easily connected with the motorway network via the A299 Thanet Way and A2 and the Thanet Parkway Railway Station (currently under construction) will connect with the High Speed rail services to Ashford International and London St Pancras, and is located within 6 miles.

Directions

If you enter Manor Road leading off Canterbury Road and travel down this road for approximately 400 yards, the turning for Orchard Close is on your left hand side just after Manor Hall.

Ground Floor

Entrance

Access into the property is via a composite front door which leads into the entrance lobby and has a door to the cloakroom/w.c, fitted cloak cupboard, Karndean flooring and a further door to the open plan kitchen/Diner/living room.

11 Orchard Close, St Nicholas At Wade, Birchington, Kent. CT7 0DP.

£490,000

Cloakroom/W.C

There is a wash hand basin with mixer tap, low level w.c, chrome ladder style towel radiator, down lights, extractor and Karndean flooring.

Open Plan Kitchen/Diner/Living Room

9.169m x 5.444m (30' 1" x 17' 10") This well defined triple aspect room features a double glazed window to the front of the property, two large double glazed windows to the side and French doors with side lights to the rear which provide access to the garden. The kitchen comprises an extensive range of fitted wall, base and drawer units with a wide range of integrated appliances including an electric oven/grill, induction hob with an extractor hood over, fridge/freezer, washer/dryer and dishwasher. There's a stainless steel sink unit with mixer tap inset to quartz worktops, breakfast bar area, under unit lighting and there is Karndean flooring throughout. The living room area features an under stairs storage cupboard and media points.

First Floor

Landing

There is a double glazed window to the side of the property, large storage cupboard, radiator, carpet flooring and doors leading off to the bathroom and bedrooms.

Bedroom One

4.291m x 2.999m (14' 1" x 9' 10") There are double glazed French doors to the rear of the property which open to a Juliet balcony and enjoy views over the garden, double glazed window to the side, radiator, carpet flooring and a door to the en-suite shower room.

En-Suite Shower Room

2.971m x 1.404m (9' 9" x 4' 7") This room features a double width fully tiled shower cubicle with a fitted rain style shower head with a hand shower attachment, chrome ladder style radiator, and a low level w.c and wash hand basin with mixer tap which are both inset to a vanity unit with stone effect top. There is an double glazed window to the side, extractor, down lights and Karndean flooring.

Bedroom Two

3.281m x 2.989m (10' 9" x 9' 10") There are large double glazed windows to the front and side of the property, radiator, media points, and carpet flooring.

Bedroom Three

3.067m x 2.362m (10' 1" x 7' 9") There is a double glazed window to the rear of the property, radiator and carpet flooring.

Bathroom

2.333m x 2.122m (7' 8" x 7' 0") There are frosted double glazed windows to the front and side of the property, panelled bath with chrome mixer tap and complementing mixer shower over, chrome ladder style towel radiator and a low level w.c and wash hand basin with chrome mixer tap both inset to a vanity unit with stone effect top. There is localised wall tiling, down lights, extractor and Karndean flooring.

11 Orchard Close, St Nicholas At Wade, Birchington, Kent. CT7 0DP.

£490,000

Exterior

Rear Garden

17.20m x 10.60m (56' 5" x 34' 9") There is a Indian sandstone patio area immediately to the property with the remainder of the garden being laid to lawn. There is a shed and side access gate.

Driveway

There is a block paved double tandem driveway to the side of the property.

Council Tax Band


The council tax band is E.



11 Orchard Close, St Nicholas At Wade, Birchington, Kent. CT7 0DP.

£490,000



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

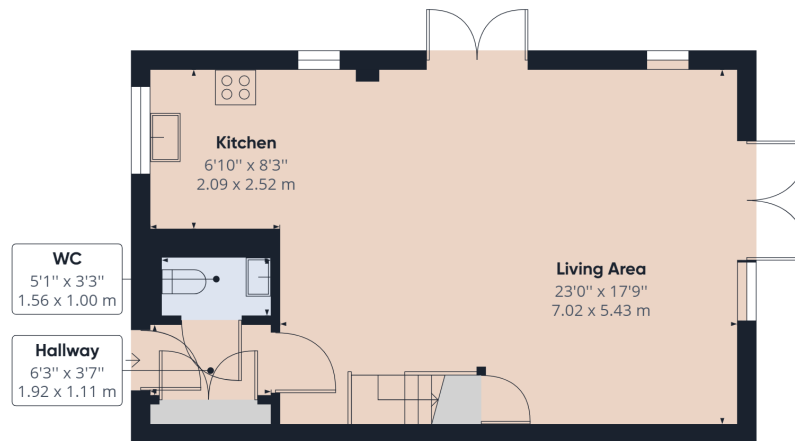


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

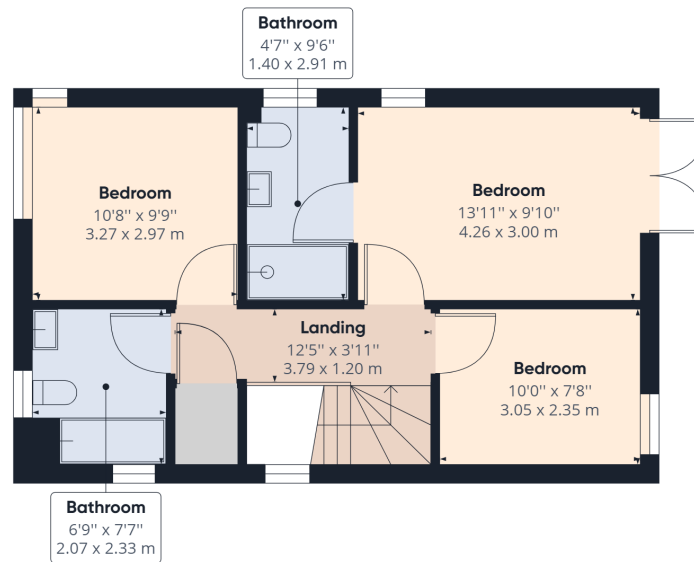
Email: sales@terencepainter.co.uk

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



Floor 1

Approximate total area⁽¹⁾

1016.07 ft²

94.40 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.

GIRAFFE360

11 Orchard Close, St Nicholas At Wade, Birchington, Kent. CT7 0DP.

£490,000