



Terence Painter

ESTATE AGENTS

- Four Double bedrooms
- Semi Detached Town House
- Lounge & Second Reception Room
- Kitchen/Diner
- Walk-in Pantry/Store Room
- Family Bathroom/WC
- En Suite Shower Room to Principal Bedroom
- Well Presented Throughout
- Off Street Parking
- Low Maintenance Gardens



34 Hereson Road, Broadstairs, Kent. CT101FF.

Freehold £450,000

WELL PRESENTED AND SPACIOUS FOUR DOUBLE BEDROOM FAMILY HOME CONVENIENTLY LOCATED FOR THE TOWN, BEACHES & SCHOOLS

This well presented four bedroom semi-detached town house is ideal for modern family life. Conveniently located within a few metres of the local children's play area, half a mile of the town's shops, beaches and railway station and within a few minutes walk of the local infant and junior schools schools.

On the ground floor this spacious home features a welcoming lounge, an additional reception room ideal for use as a playroom or home office, modern kitchen/diner, cloakroom/WC and a walk-in pantry/store room. Located on the first floor are two double bedrooms and the family bathroom/WC, with the principal bedroom with en suite shower room/WC and the fourth bedroom situated on the top floor.

The property benefits from off-street parking to the front and a private low maintenance garden at the rear.

To book your viewing appointment call the sole agents Terence Painter now on 01843 866866.

Ground Floor

Entrance

Via covered entrance and front door leading to:

Hallway

With radiator. Engineered oak-wood flooring. Stairs leading to upper floors. Door to:

Lounge

4.15m x 3.48m (13' 7" x 11' 5") Double glazed window to front with fitted shutter blinds. Engineered oak wood flooring. Radiator. Doors leading to kitchen/diner and living room.

Second Reception Room/Home Office

4.69m x 2.85m (15' 5" x 9' 4") Double glazed window to front with fitted blind. Coved ceiling with Inset lighting. Fitted carpet. Radiator. Door leading to walk-in pantry/store room.

Walk-in Pantry/Store Room

2.76m x 1.92m (9' 1" x 6' 4") Vinyl flooring. Fitted shelves. Space for fridge-freezer. Hatch to loft space. Door leading out to the rear garden.

Kitchen/Diner

4.57m x 3.06m extending to 4.22m (15' 0" x 10' 0" < 13' 10") A bright family friendly room with double glazed window to rear and double glazed French doors with fitted vertical blinds leading out to the rear garden. Fitted with a range of wall and base cupboards with high-gloss fronted doors with integrated fridge-freezer, washing machine and dishwasher. Integrated stainless steel electric oven with gas hob over, stainless steel splash back and extractor hood over. Laminate wood effect work surfaces with complementing upstand. Under unit lighting. Localised wall tiling. Cupboard housing wall mounted gas fired boiler. Engineered oak wood flooring. Space for dining table. Radiator. Understairs storage cupboard. Door to:

Cloakroom/WC

Fitted with low level WC integrated cistern. Wash hand basin with storage under. Automatic light. Anthracite towel rail radiator. Tiling to floor and half wall height.

First Floor

Landing

With fitted carpet, radiator and airing cupboard housing hot water cylinder with shelving over.

Bedroom One

4.05m x 3.07m (13' 3" x 10' 1") With two double glazed windows to rear with fitted blinds.. Fitted wardrobe storage to one wall. Two radiators. Fitted carpet.

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Bedroom Two

3.98m x 2.82m narrowing to 2.09 (13' 1" x 9' 3" > 6'10) Two double glazed windows to front with fitted blinds. Fitted wardrobe storage. Radiator. Fitted carpet.

Bathroom

Good sized bathroom with panelled bath with tap suitable for shower attachment and shower screen over, low level WC and pedestal wash hand basin with tiled splash-back. Ladder style chrome radiator. Inset ceiling lights and extractor. Tiled flooring and wall tiling over bath.

Second Floor

Landing

Radiator and fitted carpet.

Principal Bedroom

3.49m x 3.48m (11' 5" x 11' 5") Double glazed window to front with with fitted shutter blind. Built-in wardrobe storage. Hatch to loft space. Radiator. Fitted carpet.

En-suite

Fitted with shower cubicle, pedestal wash hand basin with tiled splash-back and low level WC. Ladder-style chrome radiator. Tiled floor.

Bedroom Four

3.97m x 2.42m (13' 0" x 7' 11") Two Velux windows to rear with integrated blinds. Fitted wardrobe storage with mirror fronted doors. Radiator.

Exterior

Rear Garden

8.50m x 8.50m (27' 11" x 27' 11") With Indian sandstone patio and artificial lawn area, fenced boundaries, outside light and tap. Door leading into the walk-in pantry/store room.

Front Garden

With footpath, slate chipping area and planted borders. Outside light.

Parking

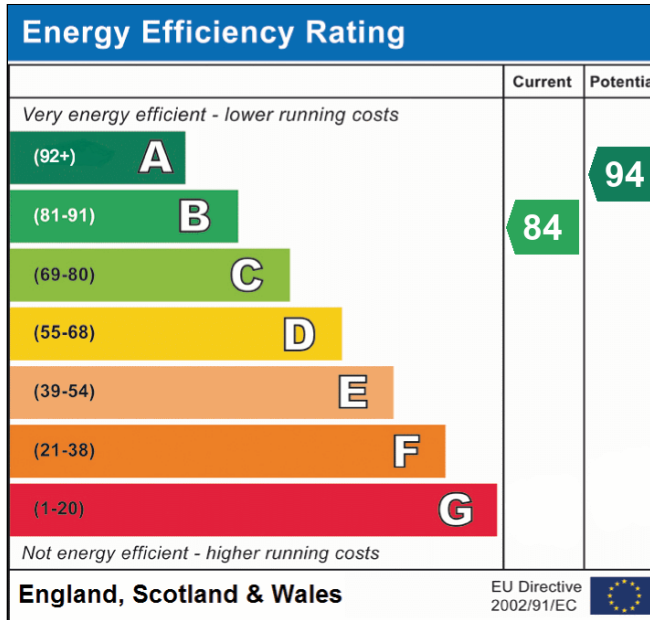
Driveway providing off-street parking.

Council Tax Band C



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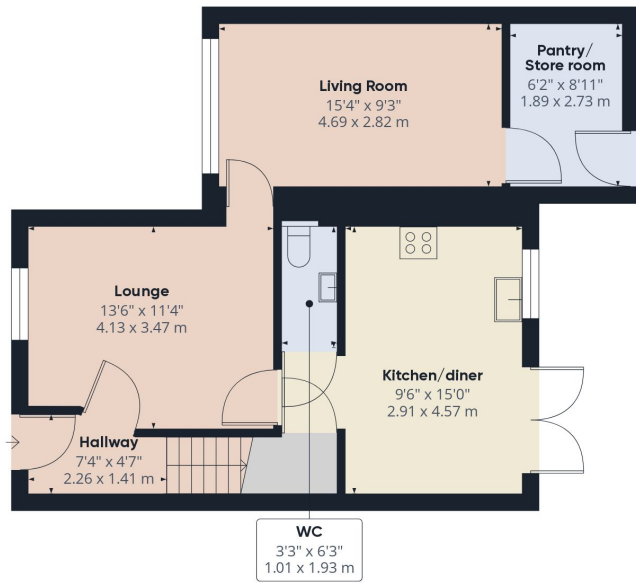


Viewing strictly by prior appointment with the Selling Agents
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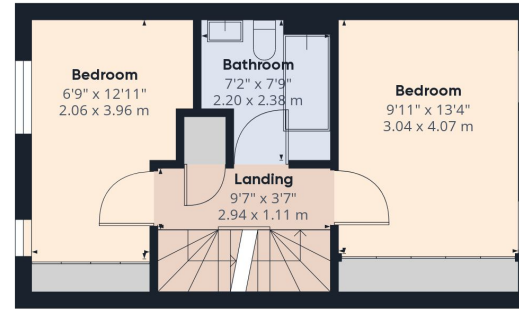
Email: sales@terencepainter.co.uk

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

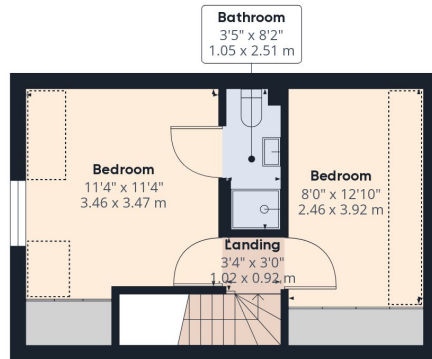
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1304.81 ft²
121.22 m²

Reduced headroom

43.43 ft²
4.03 m²

(1) Excluding balconies and terraces

⋮ Reduced headroom
(below 1.5m/4.92ft)

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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