

Terence Painter

ESTATE AGENTS



- Detached Family House
- Three Bedrooms & Office Room
- Modern Kitchen with Integrated Appliances
- Separate Utility Room
- Downstairs Cloakroom/W.C
- Detached Garage & Driveway
- Close Proximity to Beach, Shops, Schools, Park & Transport Links
- Landscaped Rear Garden
- 27' Lounge/Dining Room



75 Dumpton Park Drive, Ramsgate, Kent. CT11 8AR.

Freehold £525,000

IMPRESSIVE DETACHED HOME WITH EXTENDED ACCOMMODATION AND IDEALLY LOCATED FOR FAMILY LIFE!

Offered to the market is this detached well proportioned detached family home located within easy access of award winning picturesque sandy beaches, park, extensive cliff-top promenades and beach side cafe's. The town's high street is approximately one mile away and features a wide range of local shops, restaurants and bars together with its stunning Royal Harbour and mainline train station with high speed services to London. The area also benefits from a wide range of highly regarded schools. The town of Broadstairs is also located within a mile of the property.

The spacious accommodation of this property is arranged over two floors comprising an entrance porch, welcoming entrance hall, 27'10' open plan lounge/diner, second reception room, well appointed modern kitchen with integrated appliances, utility room and cloakroom/w.c.

On the first floor there is a spacious landing with doors leading off to three bedrooms and an impressive modern family bathroom with a bath and shower cubicle.

Externally this home continues to impress with a landscaped rear garden which features a large Indian sandstone patio area. There is a garage and driveway which provides further off street parking for two cars.

This really is a property not to miss out on so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

Access to the property is via part glazed UPVC double doors to the entrance porch.

Entrance Porch

There is a glazed wooden door to the entrance hall.

Entrance Hall

3.85m x 1.81m (12' 8" x 5' 11") There are carpeted stairs to the first floor, column radiator, under stairs cupboard, carpet flooring and doors leading to the kitchen, lounge/diner and reception two/bedroom four.

Reception Two

4.37m x 2.29m (14' 4" x 7' 6") The vendors currently use this room as a home office/snug. There is a double glazed window to the front of the property, double glazed French doors to the rear which provide access to the garden, wall lights and carpet flooring.

Open Plan Lounge/Diner

8.49m x 3.40m narrowing to 2.85m (27' 10" x 11' 2" narrowing to 9'42")

Lounge Area

There is a double glazed bay window to the front of the property, radiators, television point and carpet flooring. This room is open to the dining area.

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Dining Area

There are French Doors to the rear of the property which provides access to the garden, television point, radiator and carpet flooring.

Kitchen

3.21m x 2.31m (10' 6" x 7' 7") There is a large double glazed window to the side of the property and a bi-folding door to the utility room. This well appointed kitchen comprises a matching range of modern wall, base and drawer units with an integrated slimline dishwasher, electric oven/grill, microwave and a four burner gas hob with an extractor hood over. There is space for a fridge/freezer, under unit lighting, sink unit with mixer tap inset to stone effect worktops, localised wall tiling, down lights and vinyl flooring.

Utility Room

2.36m x 2.25m (7' 9" x 7' 5") 2.36m x 2.25m (7' 9" x 7' 5") Measurements include the cloakroom/w.c. There are frosted double glazed windows to the side and rear of the property, part glazed UPVC door to the side which provides access to the garden, fitted wall and base units with space and plumbing for a washing machine, stainless steel sink unit inset to stone effect work tops, ladder style towel radiator, localised wall tiling, down lights and vinyl flooring. There is a door to the cloakroom/w.c.

Cloakroom/W.C

There is a low level w.c, frosted double glazed window to the rear, localised wall tiling, down lights, extractor and vinyl flooring.

First Floor

Landing

There is a double glazed window to the side of the property, access hatch to the loft, carpet flooring, radiator and carpet flooring.

Bedroom One

4.42m x 3.40m (14' 6" x 11' 2") There is a double glazed window to the rear of the property, radiator and carpet flooring.

Bedroom Two

3.62m x 3.05m (11' 11" x 10' 0") There is a double glazed window to the front of the property, radiator and carpet flooring.

Bedroom Three

2.66m x 2.32m (8' 9" x 7' 7") There is a double glazed window to the front of the property, radiator and carpet flooring.

Bathroom

2.51m x 2.06m (8' 3" x 6' 9") The modern and well appointed bathroom features a panelled bath with a chrome mixer tap with hand shower attachment, fully tiled shower cubicle with a fitted rain style mixer shower with hand shower attachment, low level W.C. and a wash hand basin with mixer tap inset to a vanity unit with a fitted illuminated mirror over. There is a ladder style towel radiator, frosted double glazed window to the rear, down lights, extractor, part tiled walls and vinyl flooring.

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Exterior

Rear Garden

14.90m x 11.60m (48' 11" x 38' 1") This delightful garden features an Indian sandstone patio area to the rear and side of the property with the remainder of the garden being laid to lawn with a green house, side access gate, hose point and outside lighting.

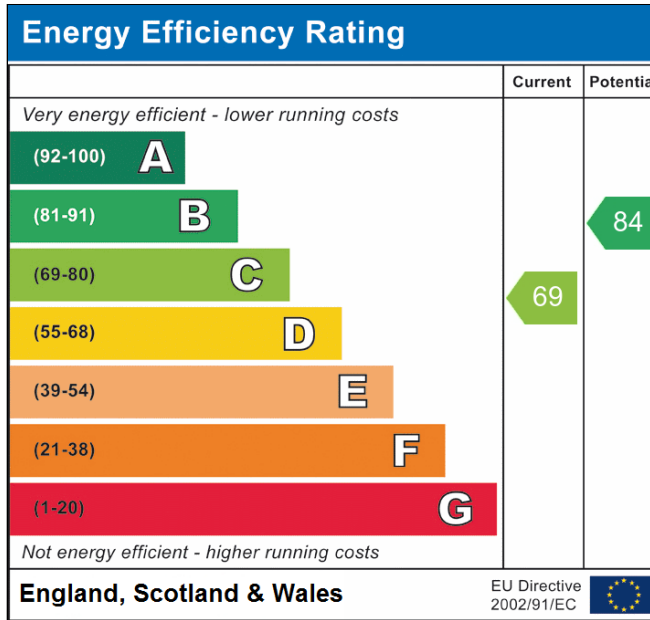
Garage & Driveway

4.92m x 2.37m (16' 2" x 7' 9") There is a metal up and over door to the front, double glazed UPVC door to the rear, power points and lighting. To the front of the garage is a double tandem driveway.



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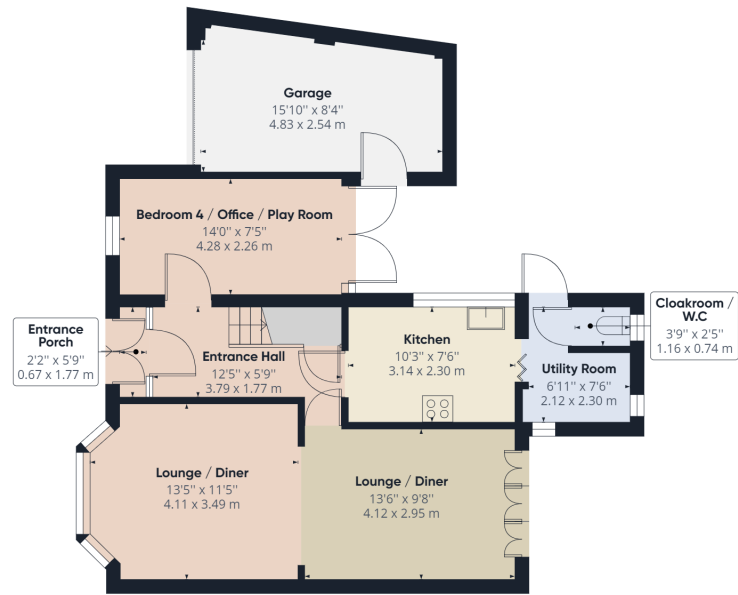


Viewing strictly by prior appointment with the Selling Agents
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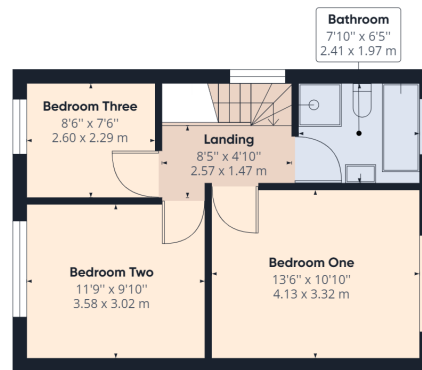
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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1175.74 ft²

109.23 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.

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