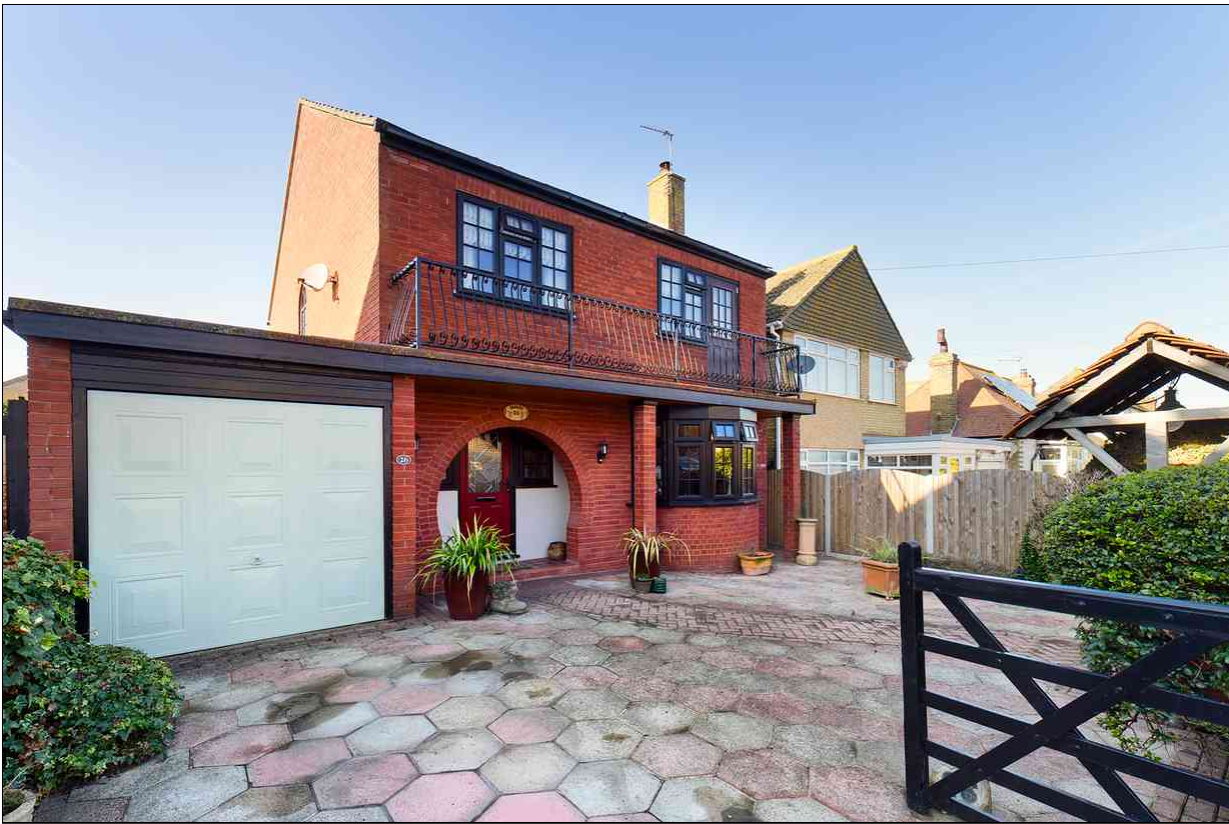


Terence Painter

ESTATE AGENTS



- Four Bedroom Detached House
- 19'7" Lounge with Parquet Flooring & Log Burner
- Summer House/Sauna/Gym
- Built By Current Vendors
- Located Close to Seafront, Schools, Shops & Transport Links
- Well Appointed Bathroom & Separate Cloakroom/W.C
- Dining Room with Wood Panelled Walls
- Utility & Large Store Room
- Garage & Double Driveway
- 56' West Facing Rear Garden with Tropical Planting



Danuke, 26 Waverley Road, Margate, Kent. CT9 5QB.

Freehold £565,000

SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME CLOSE TO LOCAL AMENITIES.

Located in one of Westbrook's most popular residential areas close to local shops, schools and within half a mile of the sea front and railway station this delightful four bedroom detached home couldn't be better placed for family life.

This property was built by the current vendors in 1981 and has been lovingly maintained inside and out. The spacious accommodation features a welcoming entrance hall with Amtico flooring, 19'7" lounge with parquet flooring and log burner, dining room with wood panelled walls, well appointed kitchen/breakfast room, utility room and a large store room.

On the first floor are four bedrooms and a generous size family bathroom with a claw foot bath and large shower cubicle.

Externally this home continues to impress with a beautiful 56'6" landscaped west facing rear garden with three paved seating areas, an abundance of mature tropical trees and planting and a timber built summer house which the current vendors have had installed with a sauna and gym equipment and in our opinion it would also make a fantastic home office or studio.

This amazing property is a real one off 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 part glazed composite front door with side light to the entrance hall.

Entrance Hall

5.02m x 1.88m (16' 6" x 6' 2") There are stairs to the first floor with a runner style carpet, under stairs storage cupboard, radiator, feature brick wall, Amtico flooring and doors leading off to the lounge, dining room, kitchen/breakfast room and cloakroom/w.c.

Lounge

5.97m x 4.62m (19' 7" x 15' 2") There is a double glazed bay window to the front of the property, feature raised brick fireplace with shelving and dual fuel stove inset, media points, radiator, wall lights and parquet wooden flooring.

Dining Room

5.08m x 2.71m (16' 8" x 8' 11") There is a double glazed sliding door to the rear garden, feature wood panelled walls, radiator, wall lights, service hatch to the kitchen and wood flooring.

Cloakroom/W.C

1.79m x 0.76m (5' 10" x 2' 6") There is a low level w.c, wash hand basin inset to a vanity unit, chrome ladder style towel radiator, extractor, part tiled walls and tiled flooring.

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Kitchen/Breakfast Room

3.78m x 3.77m (12' 5" x 12' 4") There is a double glazed window to the rear of the property and a part glazed stable style UPVC door to the rear which provides access to the garden. The kitchen comprises a range of blue shaker style wall, base and drawer units with space and plumbing for a dishwasher and dual fuel range cooker. There is a stainless steel sink unit inset to wood effect roll top worksurfaces, localised wall tiling, under unit lighting, contemporary style column radiator, tiled flooring and a door to the utility room.

Utility Room

2.39m x 2.30m (7' 10" x 7' 7") There is a double glazed window to the rear of the property, fitted wall and base unit with space and plumbing for a washing machine, stainless steel sink unit inset to wood effect worktops, localised wall tiling, boiler, double linen cupboard, tiled flooring and a door to the store room.

Store Room

2.84m x 2.30m (9' 4" x 7' 7") There is a roof light, power points, carpet flooring and a door to the garage.

First Floor

Landing

4.01m x 1.50m (13' 2" x 4' 11") There is a double glazed oval top window to the side of the property, Amtico flooring, dado rail and doors leading off to the bedrooms and bathroom.

Bedroom One

4.75m x 3.43m (15' 7" x 11' 3") There is a double glazed window to the front of the property, fitted storage cupboard with fitted steps to the loft space, radiator, television point, dado rail and wooden flooring.

Bedroom Two

4.17m x 3.10m (13' 8" x 10' 2") There is a double glazed window to the front of the property and a double glazed UPVC door to the front which provides access to the balcony. There are fitted wardrobes, radiator, television point, dado rail and wooden flooring.

Bedroom Three

4.82m x 2.54m (15' 10" x 8' 4") There is a double glazed window to the rear of the property, radiator and wooden flooring.

Bedroom Four

3.98m x 2.14m (13' 1" x 7' 0") There is a double glazed window to the rear of the property, radiator and wooden flooring.

Bathroom

3.77m x 1.77m (12' 4" x 5' 10") There is a frosted double glazed window to the rear of the property, large tiled shower cubicle with a fitted rain style shower head and separate hand shower attachment, pedestal wash hand basin, bidet, low level w.c and a claw foot bath with an antique style mixer tap with a hand shower attachment. There is a radiator, localised wall tiling and tiled flooring.

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Exterior

Rear Garden

17.22m x 10.52m (56' 6" x 34' 6") This beautifully maintained walled south facing garden features a large paved patio area immediately to the property with a block paved footpath which leads to a further circular paved seating area. The remainder of the garden is mainly laid to lawn with an abundance of mature tropical planting and trees. There is a composite shed, timber shed and a summer house which the current vendors have as a gym and sauna. There are access gates to the rear and both sides of the property, two awnings, lighting and power points.

Summer House/Sauna/Gym

3.25m x 3.25m (10' 8" x 10' 8") This summerhouse is a great addition to this property. The current vendors have installed a sauna and gym equipment however, in our opinion, it could also make an ideal home office or studio. There are windows, wall mounted electric radiator, lights and power points.

Garage & Driveway

5.32m x 2.52m (17' 5" x 8' 3") There is an up and over metal door to the front, door to the store room, fitted shelving, light and power points. To the front is a paved driveway for two cars.

Council Tax Band


This property is council tax band E.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C	66	
(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 

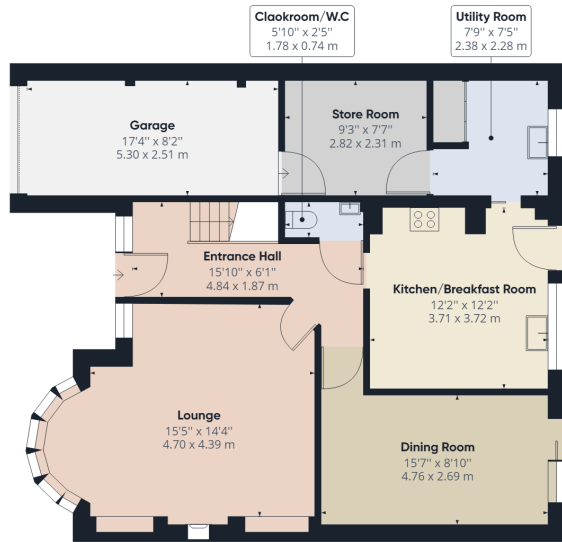


Viewing strictly by prior appointment with the Selling Agents
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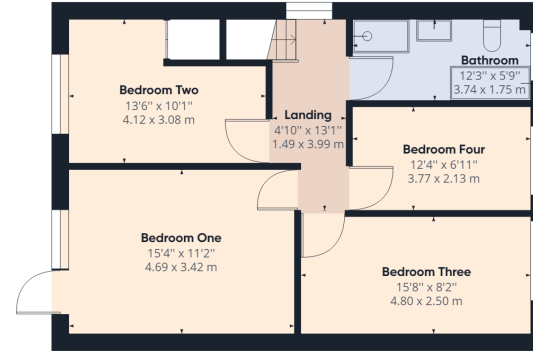
Email: sales@terencepainter.co.uk

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

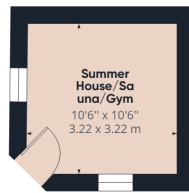
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1677.71 ft²

155.86 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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