

Terence Painter

ESTATE AGENTS



- Detached Executive Home
- Five Double Bedroom
- Two Bedrooms with En-Suite Shower Rooms
- Beautifully Maintained Rear Garden
- Located Close to Shops, Schools & Transport Links
- No Forward Chain
- Double Garage & Driveway
- 19'7" Lounge & Separate Dining Room
- Utility Room & Cloakroom/WC
- Well Presented & Flexible Accommodation



9 Wealdhurst Park, St Peters, Broadstairs, Kent. CT10 2LD.

Freehold £625,000

SPACIOUS DETACHED EXECUTIVE STYLE FAMILY HOME IDEALLY LOCATED CLOSE TO SCHOOLS, SHOPS AND AMENITIES - NO FORWARD CHAIN!

This is an wonderful opportunity to acquire this well maintained substantial family home which is ideally located for family life within easy reach of the Westwood Cross shopping centre and within only metres of the local shops, transport links and local junior and secondary Schools.

The seaside town of Broadstairs with its bustling high street, picturesque beaches and train station is located within a mile of the property.

The generous size and well presented accommodation of this home comprises a large 18'4" entrance hall, lounge with French doors to the garden, separate dining room, well appointed kitchen/diner with integrated appliances, utility room, and cloakroom/w.c.

On the first floor is an impressive galleried landing, family bathroom and five double bedrooms with two featuring en-suite bathrooms and three benefiting from fitted furniture.

Externally this home continues to impress with a beautifully kept rear garden garden with two paved patio areas and a timber built summer house. To the front of the property is a double width block paved driveway which provides off street parking and access to a double integral garage.

This home is being offered with no forward chain 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 wooden front door to the entrance hall.

Entrance Hall

5.59m x 1.75m (18' 4" x 5' 9") There are carpeted stairs to the first floor, built in cloak cupboards, wood effect flooring, radiators and doors leading off to the lounge, kitchen/breakfast room, dining room, cloakroom/w.c and double garage.

Lounge

5.97m x 4.55m (19' 7" x 14' 11") There is a double glazed window and French doors to the rear which provide access to the garden, feature fireplace, radiators, media points, wall lights and carpet flooring.

Dining Room

3.56m x 2.78m (11' 8" x 9' 1") There is a double glazed window to the front of the property, radiator and carpet flooring.

Kitchen/Diner

5.41m x 3.20m (17' 9" x 10' 6") This well defined room features an extensive range of fitted wall, base and drawer units with an integrated dishwasher, electric oven/grill and a gas hob with an extractor hood over. There is a sink unit inset to laminate work tops, under unit lighting, radiator, down lights, ample space for a dining table and chairs, two double glazed windows to the rear which enjoy views over the garden, wood effect flooring and a door to the utility room.

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Utility Room

2.13m x 1.74m (7' 0" x 5' 9") There is a glazed wooden door to the side of the property providing access to the garden, fitted storage cupboard, fitted base units with space and plumbing for a washing machine, boiler, stainless steel sink unit inset to worktops, extractor, localised wall tiling and wood effect flooring.

Cloakroom/W.C

There is a cloak room area with a further door to a w.c which features a low level w.c, wash hand basin and a frosted double glazed window to the side of the property.

First Floor

Landing

5.52m x 5.02m (18' 1" x 16' 6") This is an impressive size galleried landing with a double glazed dormer window to the front of the property, fitted cupboard, access hatch to the loft space, carpet flooring and doors leading off to the bedrooms and family bathroom.

Principle Bedroom

4.97m x 4.32m (16' 4" x 14' 2") This wonderful size room features a double glazed window to the front of the property, extensive range of fitted furniture, built in cupboard, radiator, carpet flooring and a door to the en-suite shower room.

En-Suite Shower Room

2.08m x 1.77m (6' 10" x 5' 10") There is a frosted double glazed window to the side of the property, fully tiled shower cubicle, low level w.c, pedestal wash hand basin with fitted illuminated mirror over, radiator, tiled walls to dado level and vinyl flooring.

Bedroom Two

4.48m x 3.27m (14' 8" x 10' 9") This room features two double glazed windows to the rear of the property, fitted furniture, radiator, carpet flooring and a door to the en-suite shower room.

En-Suite Shower Room

1.96m x 1.37m (6' 5" x 4' 6") There is a fully tiled shower cubicle, low level w.c, pedestal wash hand basin with fitted illuminated mirror over, tiled walls to dado level, radiator and vinyl flooring.

Bedroom Three

3.58m x 2.97m (11' 9" x 9' 9") There is a double glazed window to the rear of the property, radiator and carpet flooring.

Bedroom Four

3.57m x 2.64m (11' 9" x 8' 8") There is a double glazed dormer window to the front of the property, fitted furniture, radiator and carpet flooring

Bedroom Five

3.25m x 2.60m (10' 8" x 8' 6") This room is currently being used as an office and features a double glazed window to the rear of the property, radiator and carpet flooring.

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Exterior

Rear Garden

17m x 13.40m (55' 9" x 44' 0") This beautifully kept garden features a paved patio area immediately to the property which steps up to a mainly lawned area with mature flower borders, timber built summer house, shed and a further paved seating area to the rear of the garden with a brick built water feature.

Double Garage & Driveway

4.97m x 4.32m (16' 4" x 14' 2") The garage features a remote activated up and over door, integral vacuum system which serves the house, lighting, power points and a door to the entrance hall. To the front of the property is a block paved driveway for two cars.

Bathroom

2.38m x 1.96m (7' 10" x 6' 5") This well appointed bathroom has a corner bath with chrome mixer tap with hand shower attachment, low level w.c, pedestal wash hand basin with mixer tap and fitted illuminated mirror over. There are tiled walls to dado level, extractor and vinyl flooring.

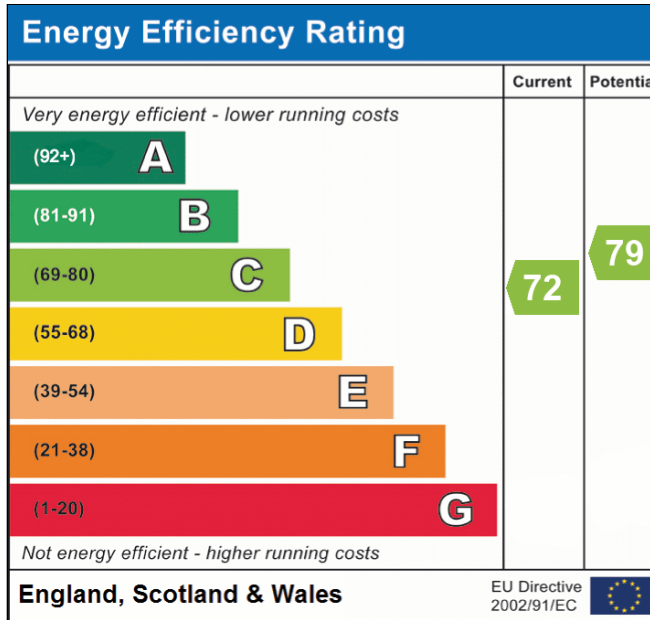
Council Tax

The council tax band is G.



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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⁾

1114.28 ft²

103.52 m²

(1) Excluding balconies and terraces

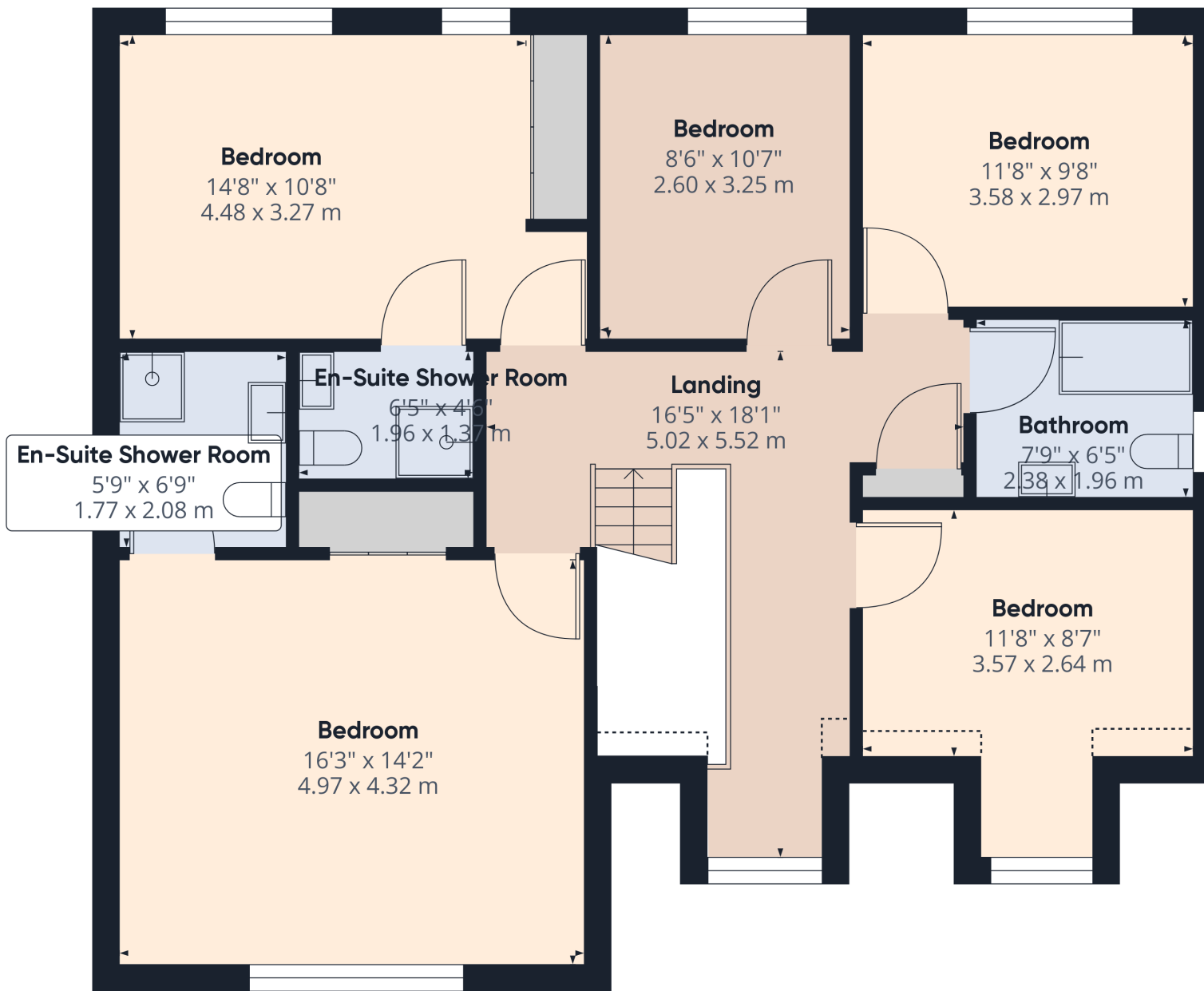
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾

1007.72 ft²
93.62 m²

Reduced headroom

10.55 ft²
0.98 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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