



Terence Painter

ESTATE AGENTS

- Semi Detached House
- Three Bedrooms
- Central St Peters Location
- Close Proximity to Shops, Schools & Transport Links
- Fitted Kitchen
- 49' Rear Garden
- No Forward Chain
- 27'7" Lounge/Diner
- Garage & Driveway
- Cloak Room/W.C
- Well Appointed Bathroom
- Double Glazed and Gas Central Heating



21 Caroline Crescent, Broadstairs, Kent. CT102XB.

Freehold £345,000

SPACIOUS FAMILY HOME IN THE HEART OF ST PETERS VILLAGE WITH NO FORWARD CHAIN!

This is an exciting opportunity to acquire this semi detached three bedroom family home which is situated in the heart of the picturesque village of St Peters offering a traditional village lifestyle with a variety of independent shops, public house's, Co-op supermarket and a chemist. The village is also served by a good selection of schools, doctors and a dental practice

On the ground floor, the deceptively spacious accommodation comprises a welcoming entrance hall, fitted kitchen, cloakroom/w.c and a 27'7" double aspect lounge/diner.

On the first floor is a well appointed family bathroom and three good size bedrooms. Externally this home boasts a mainly lawned 49' rear garden, garage and a block paved driveway.

This family home really is one to add to your viewing list 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.

Entrance Hall

3.96m x 1.98m (13' 0" x 6' 6") There is a double glazed window to the side of the property, carpeted stairs to the first floor, radiator, carpet flooring and doors leading off to the lounge/diner, kitchen and cloakroom/w.c.

Lounge/Diner

8.42m x 3.21m max (27' 7" x 10' 6") This impressive size double aspect room features double glazed windows to the front and rear of the property, feature stone fireplace with an electric fire inset, media points, service hatch to the kitchen, radiators and carpet flooring.

Kitchen

3.86m x 2.53m (12' 8" x 8' 4") There is a double glazed door with side lights to the rear of the property which provides access to the garden, range of fitted wall, drawer and base units with space and plumbing for a washing machine, fridge/freezer and gas cooker with an extractor hood over. There is a stainless steel sink unit inset to marble effect roll top worksurfaces, under stairs cupboard, localised wall tiling and vinyl flooring.

Cloakroom/W.C

1.81m x 0.88m (5' 11" x 2' 11") There is a frosted double glazed window to the front of the property, low level w.c, wash hand basin with mixer tap inset to a vanity unit, tiled walls to dado level, radiator, extractor and carpet flooring.

First Floor

Landing

There is a double glazed window to the side of the property, airing cupboard, loft hatch, carpet flooring and doors leading off to the bathroom and bedrooms.

Bedroom One

4.03m x 2.96m (13' 3" x 9' 9") There is a double glazed window to the front of the property, radiator and carpet flooring.

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Bedroom Two

3.68m x 3.11m (12' 1" x 10' 2") There is a double glazed window to the rear of the property, radiator and carpet flooring.

Bedroom Three

2.91m x 2.29m (9' 7" x 7' 6") There is a double glazed window to the front of the property, built in cupboard, radiator and carpet flooring.

Bathroom

2.12m x 1.65m (6' 11" x 5' 5") This bathroom features a frosted double glazed window to the rear of the property, panelled bath with an electric mixer shower over, pedestal wash hand basin, low level w.c. radiator, wall mounted illuminated mirror, fully tiled walls and carpet flooring.

Exterior

Rear Garden

14.90m x 8.90m (49' x 29' 2") There is a paved patio area immediately to the property with the remainder of the garden being mainly laid to lawn with an eclectic range of mature trees, hedges and planting. There is a green house and side access gate.

Garage & Driveway

4.88m x 2.54m (16' 0" x 8' 4") The garage features a metal up and over door, lighting and power points. There is a block paved driveway for two cars.

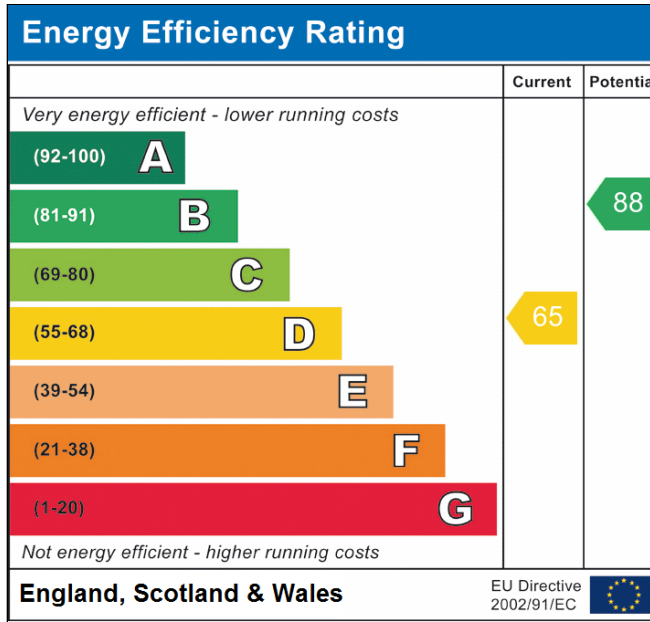
Council Tax Band

The council tax band is C.



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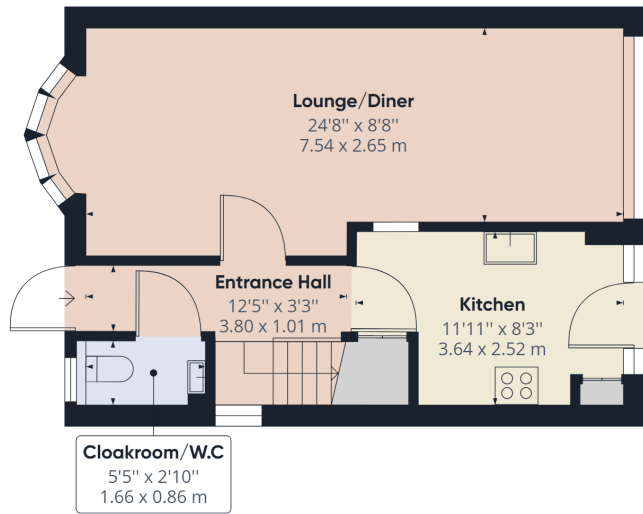


Viewing strictly by prior appointment with the Selling Agents
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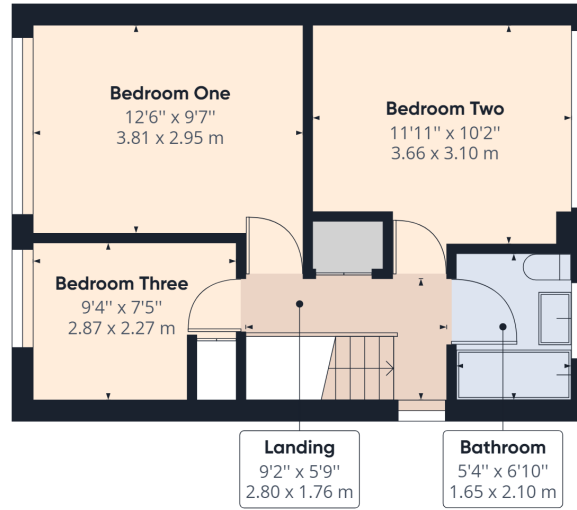
Email: sales@terencepainter.co.uk

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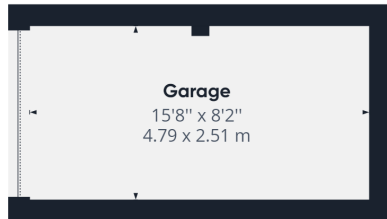
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

965.14 ft²

89.66 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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