



Terence Painter

ESTATE AGENTS

- Substantial Modern Detached House
- Stunning Kingsgate Location
- Four Double Bedrooms
- Four Bathrooms (Three En-suites)
- Beautiful 29ft Kitchen/diner
- Two Generous Sitting Rooms
- Utility Room & Cloakroom
- Double Garage & Ample Off Street Parking
- 95ft (29m) Westerly Rear Garden
- Approx. 3488 sqft (324 m²)
- 21'1" Garden/Room

61 Kingsgate Avenue, Kingsgate, Broadstairs, Kent. CT10 3LW.

Freehold £855,000

SPACIOUS MODERN FAMILY HOME IN BEAUTIFUL KINGSGATE LOCATION

This substantial family home has been extended, remodelled and improved by its current owners to provide a truly impressive level of accommodation. The beautifully presented home is located within the heart of prestigious Kingsgate, just a short stroll from the renowned sandy beaches at Botany Bay. This home features a large welcoming entrance hall, stunning kitchen/diner/family room with bi-folding doors opening out to the generous 95ft westerly facing rear garden, principle lounge, home office/snug and four good sized bedrooms; three of which benefit from having an en-suite bathroom and dressing room. This well cared for home also benefits from a utility room, cloakroom and a generous double garage.

To the rear of the property there is a 21'1" garden room which is currently set up as a dog grooming parlour but in our opinion could also make a fantastic home office or studio.

Kingsgate is located approximately two miles north of Broadstairs and boasts some of the areas finest award winning sandy beaches. North Foreland golf course is just a few hundred metres away as are the welcoming 19th Hole pub and the Botany Bay hotel and restaurant.

Early viewing is highly recommended in order to fully appreciate the scale and standard of accommodation on offer in this stunning location.

Ground Floor

Entrance

Via feature composite front door with obscure glazed side panels to entrance porch measuring 2.33m x 1.28m (7' 8" x 4' 2"). Double glazed window to side. wood effect flooring, double glazed door to entrance hall.

Entrance Hall

5.95m x 2.26m (19' 6" x 7' 5") With staircase leading to upper floors. Dado rail, wood effect flooring, radiator and doors to principle lounge, home/office/snug, kitchen/diner/family room, cloakroom, utility room and integral door to garage.

Principle Lounge

6.08m x 4.27m (19' 11" x 14' 0") With two double glazed windows to front, two radiators, coved ceiling, television point and wood effect flooring.

Kitchen/Diner/Family Room

7.56m x 6.06m (24' 10" x 19' 11") Impressive family room overlooking the rear garden.

Kitchen area: Fitted with a comprehensive range of contemporary units and drawers with a grey hi-gloss finish incorporating a feature island unit with inset sink and drainer. There is an extensive feature quartz work-surface area with matching upstand, feature acrylic splash-back and under-unit lighting. There is an integrated dish-washer, a feature range cooker with seven burner hob, extractor canopy over and an American-style fridge-freezer which will remain. Vinyl flooring and coving to the ceiling. Open to:

Dining area: Featuring double glazed bi-fold doors opening out onto rear sundeck and garden. Feature atrium style window and vinyl flooring. The dining area is open to the family room.

Family Room Area

6.80m x 3.80m (22' 4" x 12' 6") This bright and airy room features an atrium-style window and double glazed casement door with side windows leading out to the rear garden. There is a radiator, media points and wood effect flooring.

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Utility Room

2.05m x 1.60m (6' 9" x 5' 3") Fitted with floor to ceiling units, there is plumbing for a washing machine, fitted coat storage cupboard housing gas fired boiler. Wood effect flooring.

Home Office/Snug

3.46m x 2.63m (11' 4" x 8' 8") There is a radiator and carpet flooring.

Cloakroom/W.C.

Fitted with low level W.C., wash hand basin with storage under, radiator, coved ceiling and wood effect flooring.

First Floor

Landing

5.89m (19' 4") deep with a double glazed bow style window to the front. Feature oak banister and glass screening. Dado rail, two radiators and coved ceiling, Stairs leading to second floor.

Master Bedroom Suite

6.46m x 4.76m (21' 2" x 15' 7") Impressive master bedroom with double glazed window to front, fitted carpet, double doors opening up to the en-suite bathroom and a feature spiral staircase leading to the dressing room.

En-Suite Bathroom to Master Bedroom

4.76m x 1.64m (15' 7" x 5' 5") With double glazed window to rear and fitted with a central feature free-standing bath, large shower cubicle with screen door and rain-shower, wash hand basin with vanity storage under and low level W.C. Coved ceiling, inset ceiling lights and tiled flooring.

Dressing Room

8.31m x 1.91m (27' 3" x 6' 3") With pitched ceiling, double glazed window to rear with distant sea view, radiator and fitted carpet.

Bedroom Three

3.98m x 3.43m (13' 1" x 11' 3") With double glazed bow style window to front, walk in wardrobe, coved ceiling and radiator.

Bedroom Four Suite

Overall measuring 5.46m x 4.46m (17' 11" x 14' 8") and comprising bedroom, dressing room and en-suite bathroom.

Bedroom: 3.43m x 2.97m (11' 3" x 9' 9") With double glazed window to rear, double radiator, coved ceiling and fitted carpet.

Dressing area: 2.52m x 2.32m (8' 3" x 7' 7") plus wardrobes. Fitted wardrobes with mirror fronted sliding doors. Fitted carpet.

En-suite Bathroom to Bedroom Four

Fitted with panelled bath with shower over, wash hand basin and low level W.C. Chrome towel rail/radiator, double glazed window to rear, coved ceiling and vinyl flooring.

Family Bathroom

Fully tiled to walls and floor and fitted with panelled bath with shower over, pedestal wash hand basin and low level W.C. Chrome towel rail/radiator and extractor.

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Second Floor

Second Floor Landing

2.00m x 2.00m (6' 7" x 6' 7") With feature oak banister and glass screening. door to:

Bedroom Two Suite

5.90m x 5.64m (19' 4" x 18' 6") Impressive bedroom with two double glazed windows to the rear with distant sea views. Two radiators, two eaves storage cupboards and television point. Coved ceiling with inset lighting. Walk-in wardrobe.

En-Suite Bathroom to Bedroom Two

Fitted with panelled bath with rain shower and screen over, pedestal wash hand basin and low level W.C. Anthracite towel rail radiator, coved ceiling with inset lighting, laminate flooring and extractor. Double glazed window to rear.

Exterior

Rear Garden

29.0m x 15.30m (95' 2" x 50' 2") Good sized westerly facing rear garden laid predominantly to lawn with mature borders. The garden features a large sun deck area adjacent to the property, a garden room (3.24m x 2.64m) with power and water, a raised pond (fish excluded), a timber storage shed and side access.

Garden Room/Home Office

6.43m x 2.67m (21' 1" x 8' 9") Currently arranged as a dog grooming parlour, there are double glazed windows overlooking the garden, lighting and power points.

Front Garden

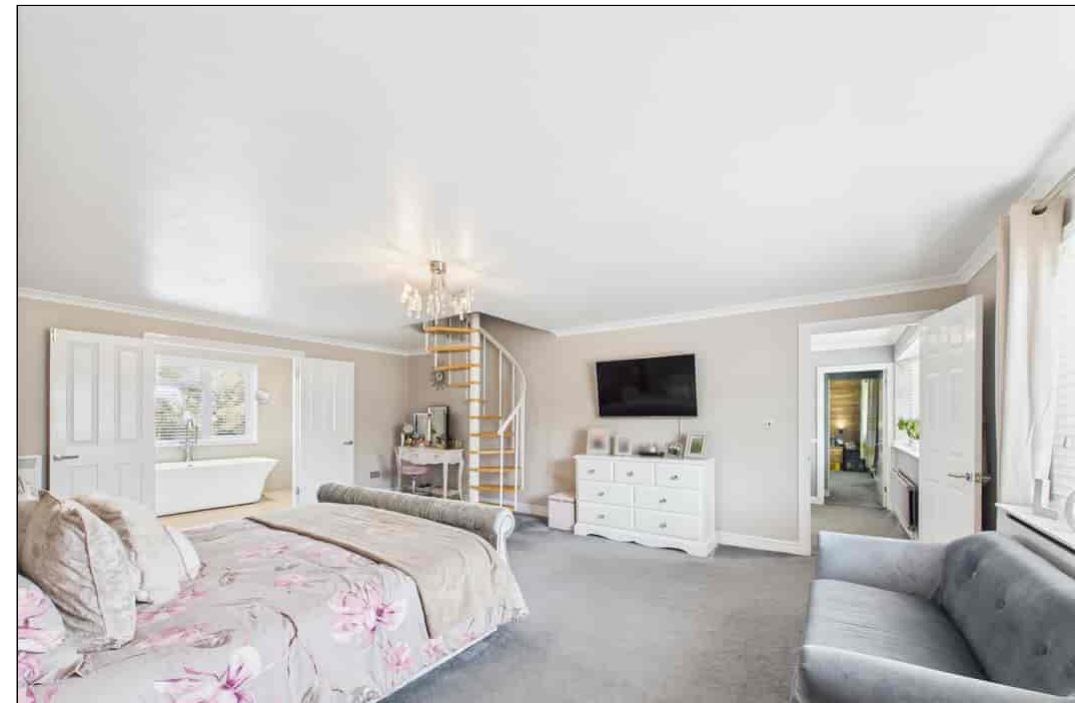
Predominantly block paved providing and in and out driveway with ample car parking. Access to garage.

Double Garage

6.00m deep x 4.86m wide (19' 8" x 15' 11") Integral garage with electric up and over door to front and personal door into the house. Power and light.

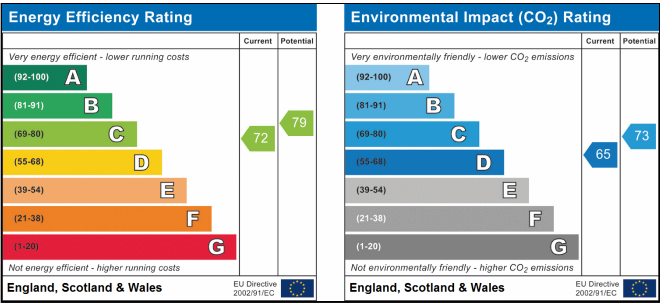
Council Tax Band

The council tax band is F.



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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.

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Ground Floor Building 1

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Approximate total area⁽¹⁾

1753 ft²

162.9 m²

Reduced headroom

17 ft²

1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

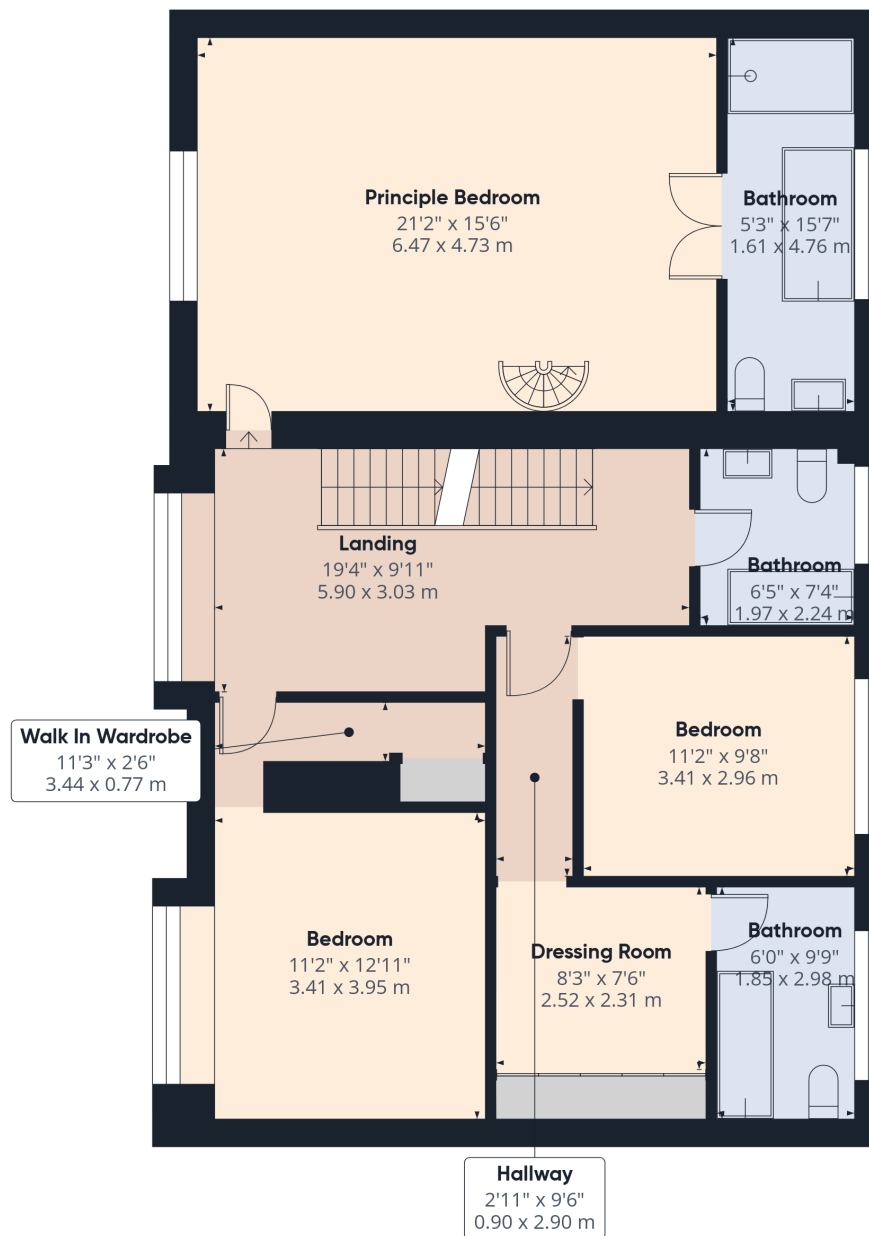
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1 Building 1

Approximate total area⁽¹⁾

1057 ft²

98.3 m²

Reduced headroom

7 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

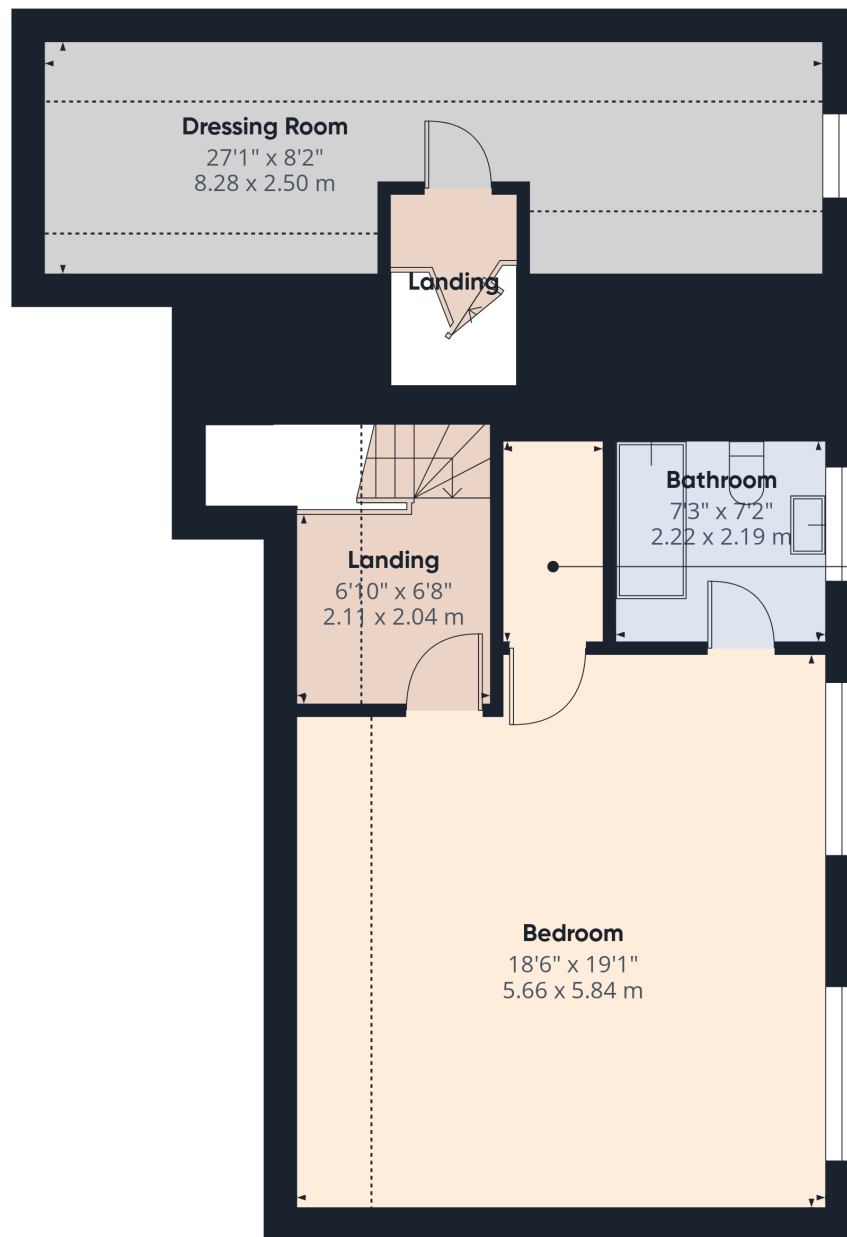
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Floor 2 Building 1

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Approximate total area⁽¹⁾

690 ft²
64.1 m²

Reduced headroom

161 ft²
14.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

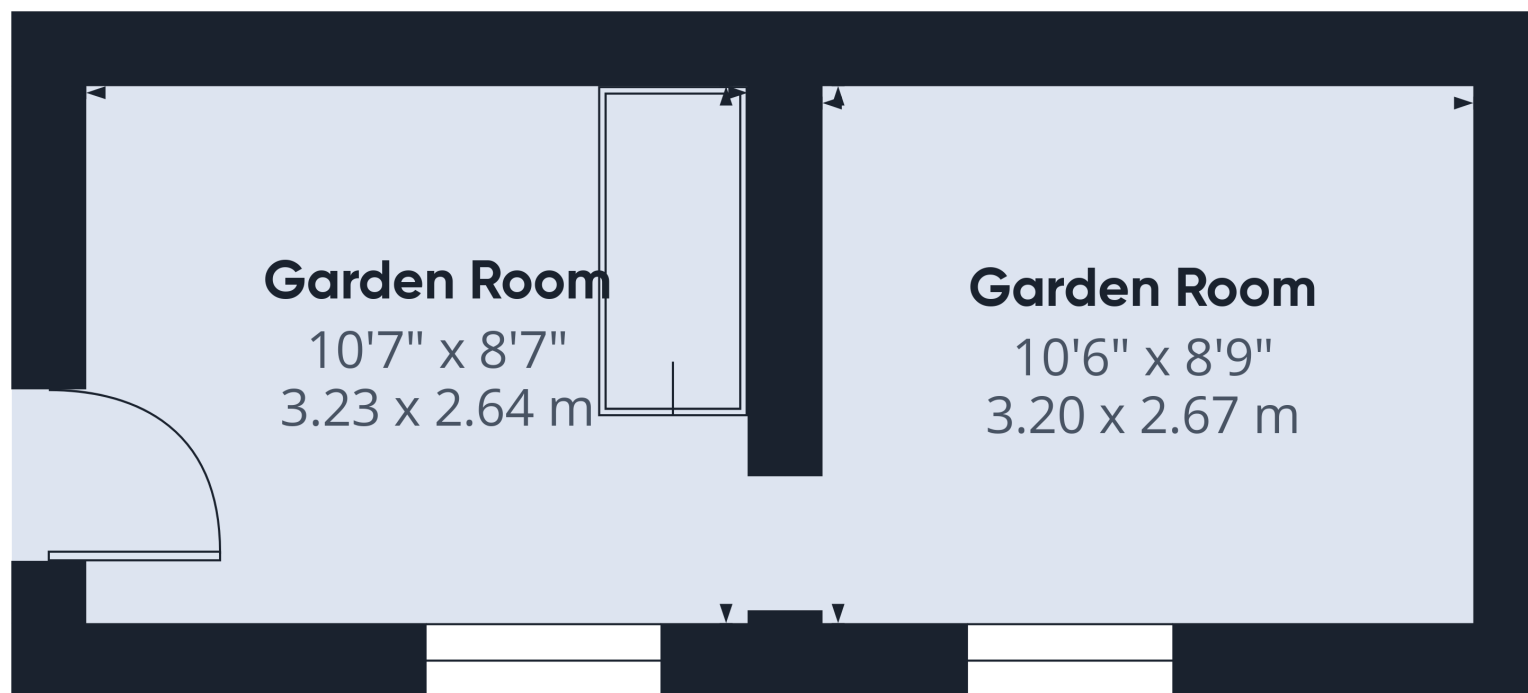
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Approximate total area⁽¹⁾

185 ft²

17.2 m²

(1) Excluding balconies and terraces

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Ground Floor Building 2

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