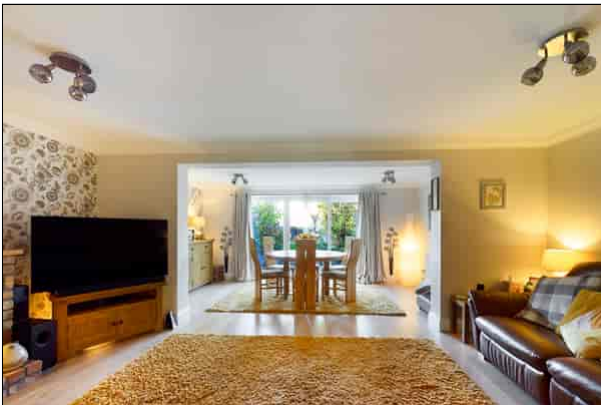


# Terence Painter

ESTATE AGENTS

- Spacious Semi Detached House
- Three Generous Bedrooms
- Fitted Kitchen with Integrated Appliances
- Beautiful Lounge/Diner with Patio Doors to the Garden
- Integrated Garage
- Driveway for Two Vehicles
- Low Maintenance Rear Garden
- Must Be Seen to be Appreciated!



39 Briary Close, Margate, Kent. CT95HX.

£399,995

BEAUTIFULLY PRESENTED AND EXTENDED THREE BEDROOM HOME IN A QUIET CLOSE! Terence Painter Estate Agents are proud to be marketing this well cared for semi detached house in Briary Close, Margate. The property boasts three spacious bedrooms, fitted bathroom suite with shower, modern fitted kitchen with integrated appliances, integrated garage, plenty of storage and a gorgeous open plan lounge/diner that leads out to a low maintenance and aesthetically pleasing rear garden. To the front of the property there is a double width driveway for two vehicles.

The property is a short drive from the popular and vibrant Margate seafront and beach with a selection of pubs, restaurants and shops as well as the ever popular Turner Contemporary. Local shops and amenities can be found in nearby Garlinge with a selection of Primary and Secondary Schools for those with children. We highly recommend you call us on 01843 866866 to book your viewing. Sole Agents.

## Ground Floor

### Entrance Hall

Via double glazed frosted glass front door. Laminate flooring, radiator, large understairs storage cupboard, stairs to the landing, telephone point and doors to the garage, kitchen and lounge/diner.

### Integral Garage/Utility Room

4.11m x 2.38m (13' 6" x 7' 10") Electric roller door, space and plumbing for washing machine, tumble dryer and fridge/freezer, power and light, door to the hallway.

### Kitchen

2.95m to the units x 1.97m (9' 8" x 6' 6") Range of matching wall and base units with roll top worksurfaces, inset sink with drainer unit with mixer taps over, four ring gas hob with matching oven and extractor fan over, large double door pantry with light. Integrated fridge/freezer and dishwasher, inset spot lighting, double glazed window to the front and a tiled floor.

### Lounge

3.65m x 5.57m (12' 0" x 18' 3") Television point, radiator, feature brick surround with mock fireplace, coving, laminate flooring and an open archway to the dining area.

### Dining Area

5.19m x 2.80m (17' 0" x 9' 2") Double glazed patio doors leading to the garden, radiator, laminate flooring and coving.

## First Floor

### First Floor Half Landing

Stairs to ground and first floor.

### Landing

Loft access, linen cupboard with radiator and doors to all rooms.

### Bedroom One

3.67m x 3.04m (12' 0" x 10' 0") Double glazed window to the rear, radiator and coving.

### Bedroom Two

3.48m x 2.77m (11' 5" x 9' 1") Double glazed window to the front, radiator and coving.

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### **Bathroom**

3.14m x 1.97m at maximum (10' 4" x 6' 6") Low level w.c, pedestal wash hand basin, panelled bath with mixer taps and shower extension, shower cubicle with double opening doors, tiled walls and floor, double glazed frosted glass window to the side and rear, two heated towel rails, inset spot lighting and a extractor fan.

### **Bedroom Three**

3.35m x 2.45m (11' 0" x 8' 0") Double glazed window to the rear, radiator, cupboard housing the combination boiler.

### **External Areas**

#### **Rear Garden**

Side access, patio seating area with steps up to the lawn and second patio seating area. Established trees and flower beds, fence perimeters and double power point. Five seater hot tub included.

#### **Front Garden**

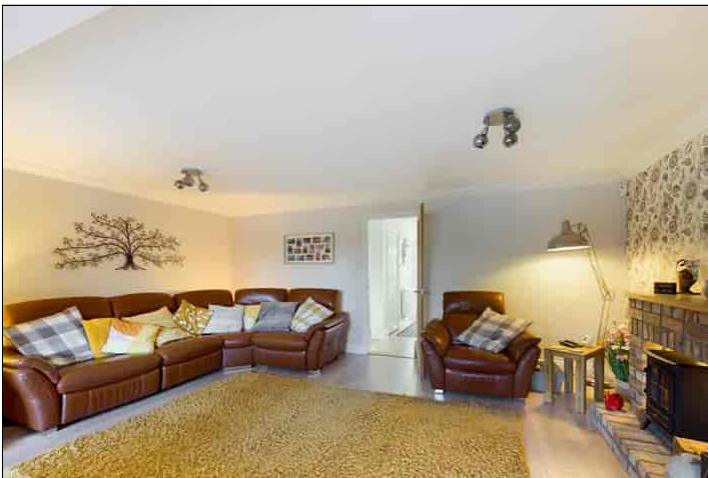
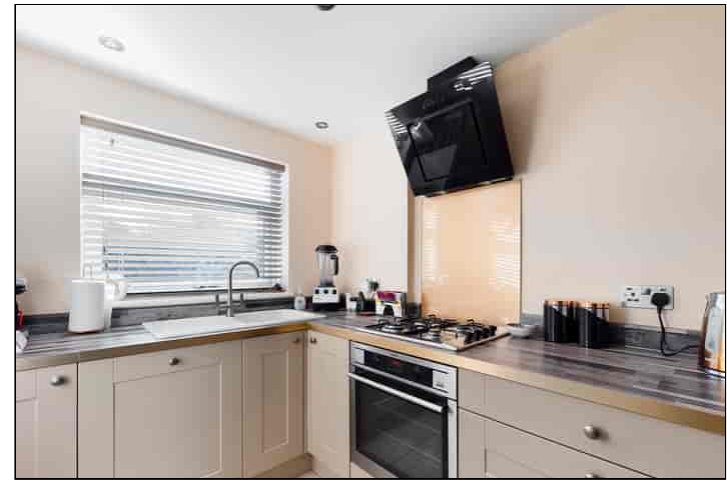
Established flower beds and shrubs, double power point and double width driveway.



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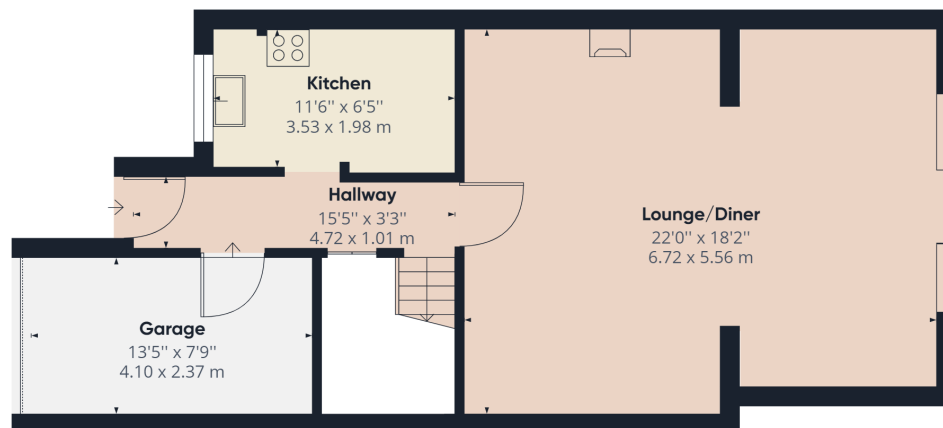


Viewing strictly by prior appointment with the Selling Agents  
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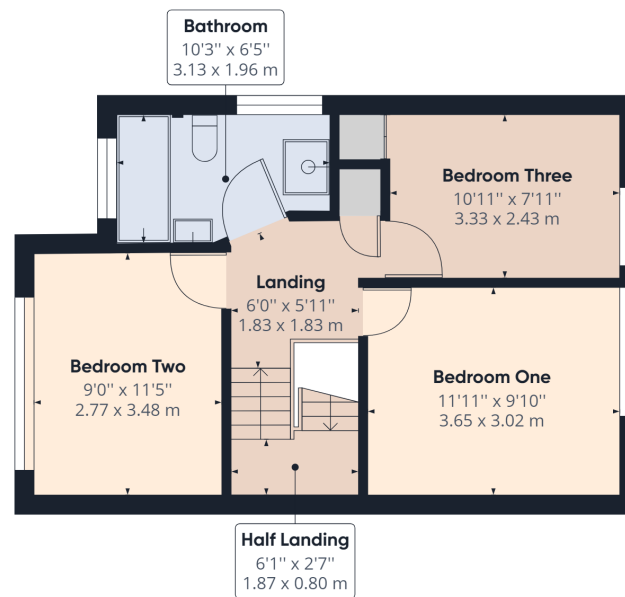
Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1093.36 ft<sup>2</sup>

101.58 m<sup>2</sup>

(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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