

Terence Painter

ESTATE AGENTS



- Extended Semi Detached House
- Three Bedrooms
- Close to Shops, Schools and Transport Links
- Open Plan Kitchen/ Lounge/Dining Room
- Stunning Fitted Kitchen with Integrated Appliances & Quartz Worktops
- Utility Room
- Downstairs Cloakroom/W.C
- Garage & Off Street Parking
- No Forward Chain



5 Coronation Close, Broadstairs, Kent. CT103DL.

Freehold £345,000

EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME WITH NO FORWARD CHAIN!

This is an exciting opportunity to acquire this extended and well presented three bedroom semi detached family home situated in the 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.

This modern home offers generous size living accommodation arranged over two floors. On the ground floor there is a welcoming entrance hall, cloakroom/w.c, utility room and an open plan kitchen/dining/lounge with an extremely impressive fitted kitchen with a wide range of integrated appliances and quartz worktops with a complementing dining table.

On the first floor are three double bedrooms and an attractive family bathroom.

Externally this home continues to impress with landscaped low maintenance front and rear gardens, garage and off street parking.

This property is being offered to the market 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 composite front door to the entrance hall.

Entrance Hall

There are carpeted stairs to the first floor, under stairs storage cupboard, radiator, and doors leading off to the cloakroom/W.C and the open plan Kitchen/diner/Lounge.

Cloakroom/W.C

Open Plan Kitchen/Diner/Lounge

Lounge Area

6.81m x 3.08m extending to 3.41m (22' 4" x 10' 1" extending to 11'2") This great size lounge features a double glazed bay window to the front of the property, radiator and media points. This room is open to the kitchen/diner.

Kitchen/Diner Area

4.69m x 3.56m (15' 5" x 11' 8") There is a double glazed window to the rear which enjoys views over the garden and a glazed door to the side which provides access to the garden. This beautifully appointed kitchen comprises an extensive range of fitted shaker style wall, base and drawer units with an integrated dishwasher, full height fridge, double oven and an induction hob with an extractor hood over. There is a stainless steel sink unit inset to quartz worktops with a stainless steel mixer tap and an instant hot water tap, complementing quartz dining table with a feature pendant light over, down lights, radiator, television point and a door to the utility room.

Utility Room

2.20m x 2.03m (7' 3" x 6' 8") There is a double glazed window to the side of the property, wall mounted combination boiler housed in a wall unit, range of fitted wall and base units which complement the kitchen, radiator and space and plumbing for a washing machine and tumble dryer.

First Floor

Landing

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

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Bedroom One

3.73m x 3.70m (12' 3" x 12' 2") There is a double glazed window to the rear, radiator, television point and carpet flooring.

Bedroom Two

4.38m x 2.81m (14' 4" x 9' 3") There is a double glazed window to the front, built in cupboard, radiator, television point and carpet flooring.

Bedroom Three

3.04m x 2.38m (10' 0" x 7' 10") There is a double glazed window to the rear, radiator and carpet flooring.

Bathroom

1.95m x 1.94m (6' 5" x 6' 4") There is a frosted double glazed window to the side of the property, P shaped bath with a fitted rain style mixer shower over with a hand shower attachment, low level w.c and wash hand basin inset to a white high gloss vanity unit, radiator and part tiled walls.

Exterior

Rear Garden

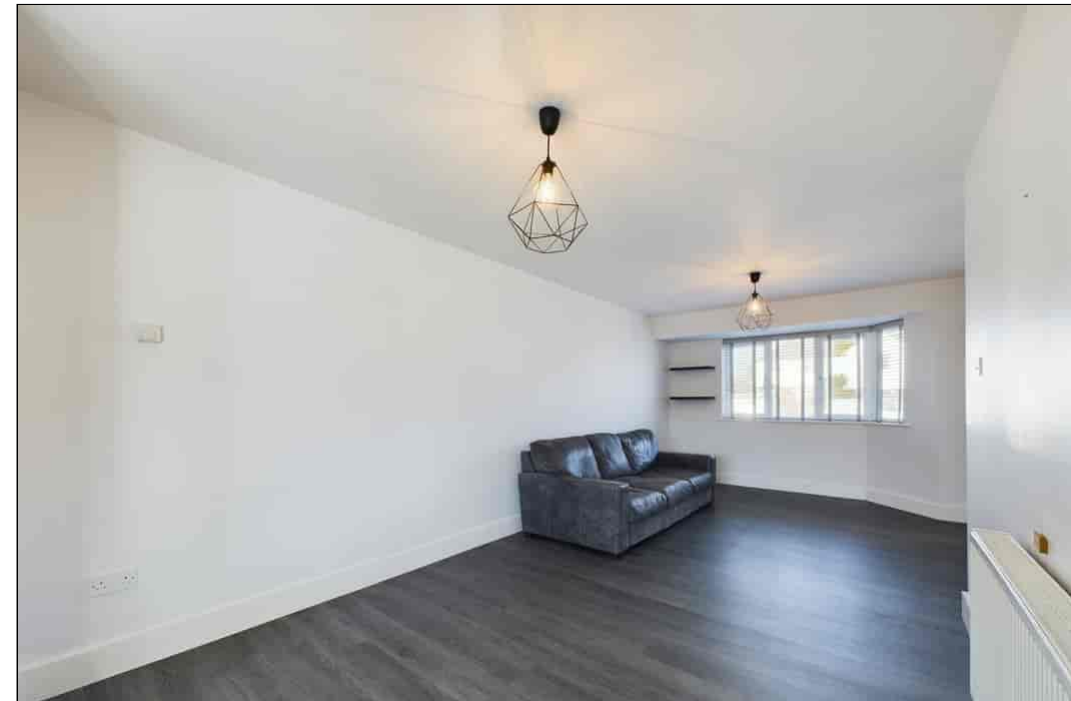
10.80m x 7.50m (35' 5" x 24' 7") This beautifully landscaped low maintenance rear garden features an artificial lawned area with a feature putting green, feature seating area, raised flower beds with an array of Mediterranean planting, door to the garage, side access gate and a further gate to the rear which provides access to the parking area.

Garage & Parking

5.81m x 2.68m (19' 1" x 8' 10") This former garage has been used as a hobby room by the current owner and features lighting and power points. We have been advised that the up and over metal door to the front can be re-established on removal of a plaster board wall.

Council Tax Band

The council tax band is B.



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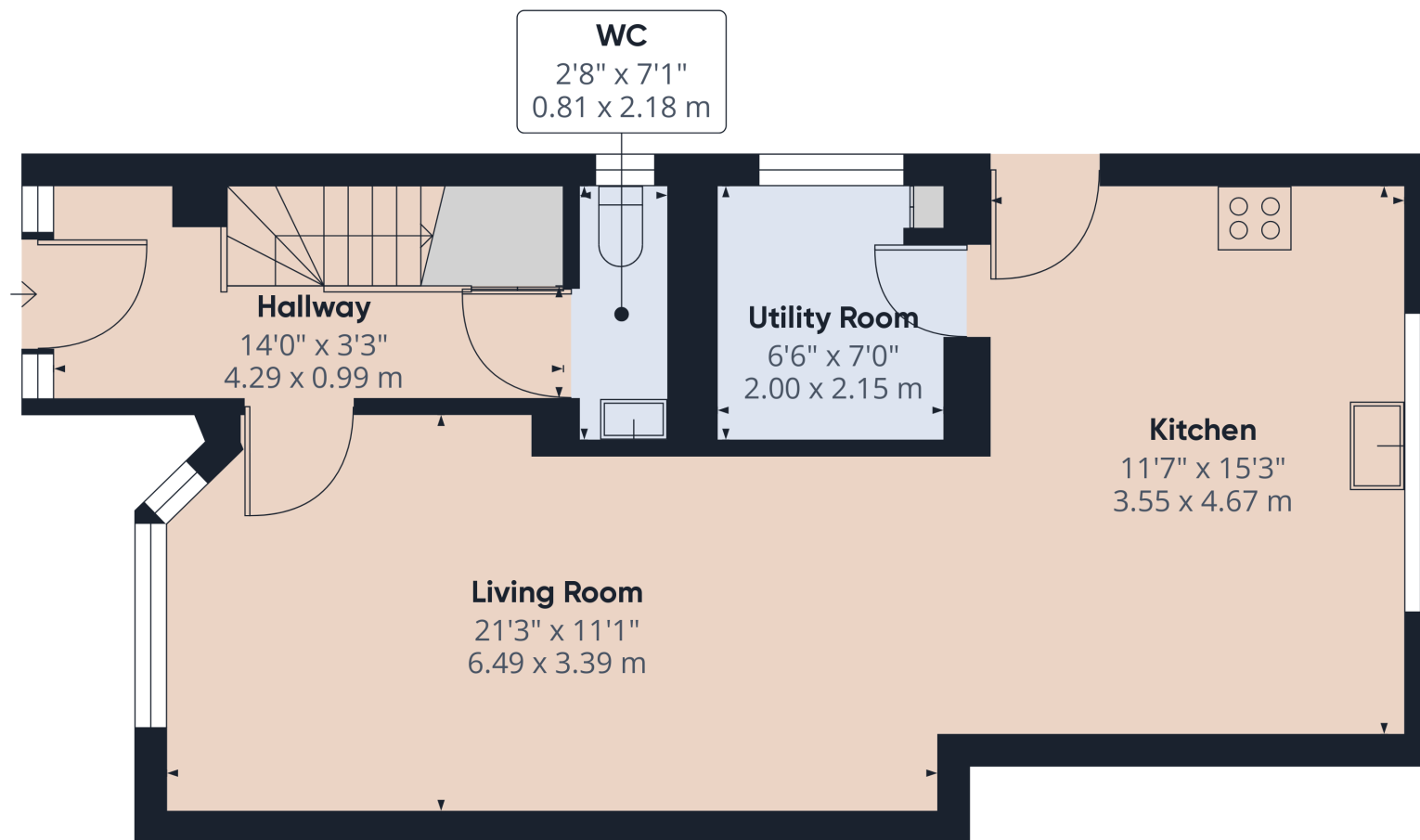


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁽¹⁾

553.9 ft²

51.46 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.

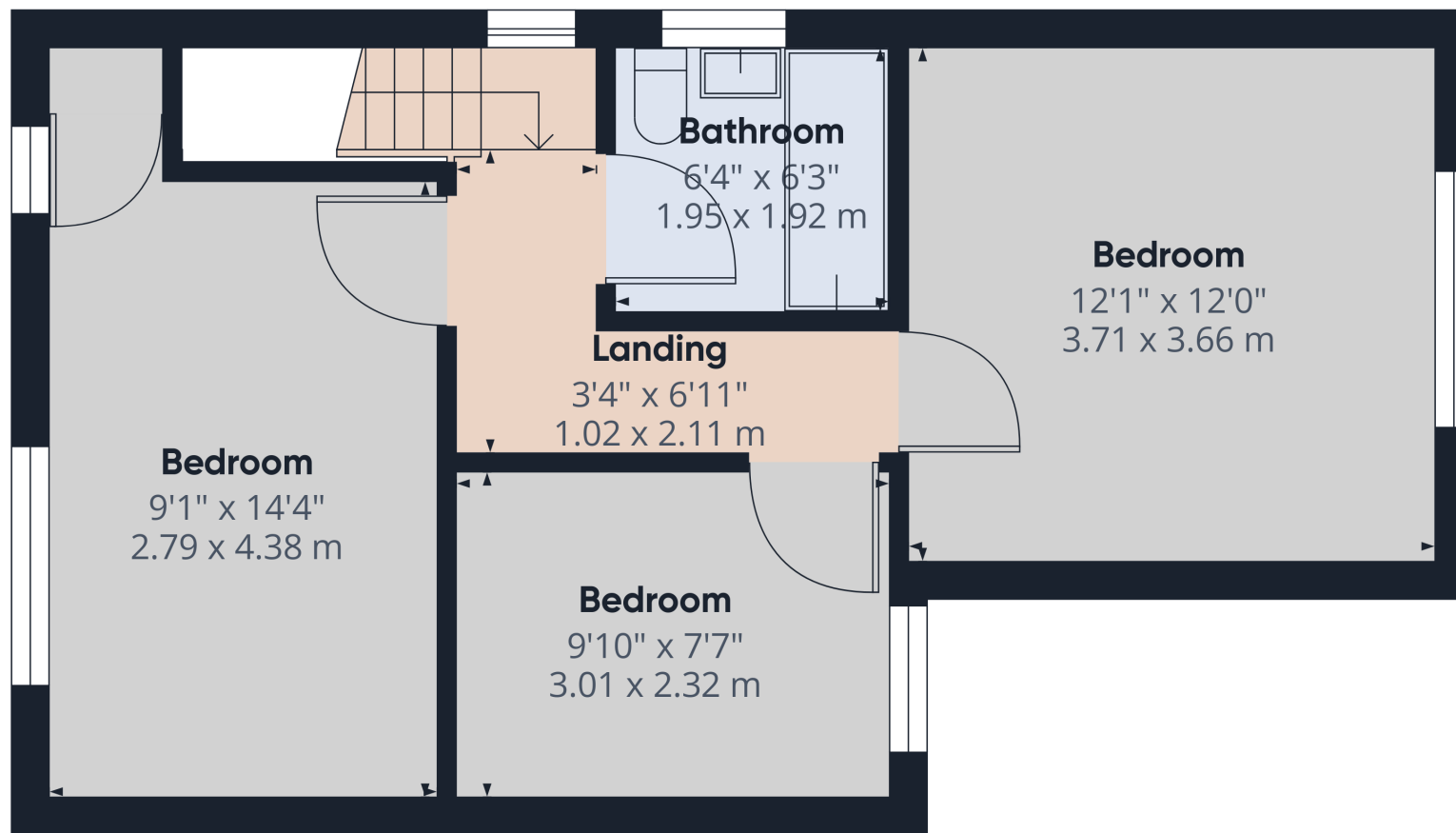
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Ground Floor Building 1

5 Coronation Close, Broadstairs, Kent. CT103DL.

£345,000



Approximate total area⁽¹⁾

443.26 ft²

41.18 m²

(1) Excluding balconies and terraces

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GIRAFFE360

Floor 1 Building 1

5 Coronation Close, Broadstairs, Kent. CT103DL.

£345,000



Approximate total area⁽¹⁾

168.24 ft²

15.63 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Ground Floor Building 2

5 Coronation Close, Broadstairs, Kent. CT103DL.

£345,000