



Terence Painter

ESTATE AGENTS

- Beautifully Presented Extended Family Home
- Stunning South Facing Rear Garden
- Peaceful Cul-de-sac Location
- Three Bedrooms
- Semi-Detached House
- Garage
- 20'4 Lounge
- 19'4 Kitchen/Diner
- Within 1 Mile of Westwood Cross Shopping Centre



15 Donnahay Road, Ramsgate, Kent. CT126RW.

Freehold £365,000

Beautifully presented and extended, this charming three-bedroom semi-detached house offers a spacious and comfortable family home in a peaceful cul-de-sac location.

Internally on the ground floor this property benefits from a good sized porch that leads into a welcoming entrance hallway with a downstairs w.c, 19'4 kitchen/diner and an extended 20'4 lounge with double glazed sliding doors to the rear garden. Upstairs has three good size bedrooms and a well appointed family bathroom.

Externally, the enchanting south-facing rear garden is a private haven, bathed in sunlight throughout the day and thoughtfully landscaped for ease of maintenance. Whether you're gardening enthusiast or simply looking to create a peaceful outdoor retreat, the space offers endless potential. The garage provides secure off-road parking and additional storage.

Situated in a quiet and friendly neighbourhood, this home benefits from its proximity to a wide range of local amenities. Westwood Cross Shopping Centre is easily accessible, offering extensive retail, dining, and entertainment options. Excellent transport links and nearby schools make the location ideal for families.

Combining a superb location with excellent living accommodation, this beautifully maintained and extended home is sure to attract interest, so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing!

INTERNAL

Entrance Porch

2.67m x 1.31m (8' 9" x 4' 4") Entrance into the property is gained via a wooden frosted glazed door. The entrance porch has double glazed windows to the side and to the front, a double glazed frosted door to the rear garden, radiator and wood effect flooring.

Entrance Hallway

2.40m x 1.83m (7' 10" x 6' 0") The entrance hallway has a w.c, radiator, carpeted staircase, understairs storage cupboard and wood effect flooring with underfloor heating.

W.C.

2.40m x 0.78m (7' 10" x 2' 7") Low level w.c, wash hand basin and wood effect flooring with underfloor heating.

Kitchen/Diner

5.9m x 3.53m (19' 4" x 11' 7") With the dining area section measuring: 2.51m x 2.33m (8' 3" x 7' 8") The kitchen/diner has a double glazed window to the front, high and low level units, integrated appliances, sink unit inset to countertop, electric hob inset to kitchen island with breakfast bar and wine fridge. There is a dining seating area inset to the kitchen with a frosted double glazed hatch window to the side, wood effect flooring and underfloor heating throughout.

Lounge

6.22m x 4.65m (20' 5" x 15' 3") The lounge benefits from a double glazed window to the rear and double glazed sliding doors to the rear garden. Two radiators, a feature fireplace and carpeted flooring.

Landing

2.51m x 0.84m (8' 3" x 2' 9") Carpeted staircase to the first floor with a double glazed window to the side and carpeted flooring on the landing.

Principal Bedroom

3.68m x 2.85m (12' 1" x 9' 4") There is a double glazed window overlooking the rear garden, a range of fitted wardrobes, radiator and carpeted flooring.

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Bedroom Two

2.77m x 2.41m (9' 1" x 7' 11") Bedroom two has a double glazed window to the front, fitted wardrobe, radiator and carpeted flooring.

Family Bathroom

2.30m x 1.47m (7' 7" x 4' 10") Double glazed frosted window to the front, panelled bath with glass screen and shower attachment, wash hand sink basin, low level w.c, chrome ladder style radiator and partly tiled walls.

Bedroom Three

2.73m x 2.57m (8' 11" x 8' 5") Bedroom three has a double glazed window overlooking the rear garden, fitted wardrobe, radiator and carpeted flooring.

EXTERNAL

Rear Garden

This property benefits from its beautiful, landscaped south facing rear garden. There is a good size lawned area with mature hedge borders, shrubs and trees, further into the garden is a hardstanding slate chipped seating area with a patioed seating area just behind it. There is also a garden shed and a garden room.

Garden Room

2.44m x 2.44m (8' 0" x 8' 0")

Garden Shed

3.69m x 2.55m (12' 1" x 8' 4")

Front Garden

This home offers plenty of curb appeal and has a patioed walkway to the front door with shingles and shrubs.

Garage En-Bloc

5.16m x 2.47m (16' 11" x 8' 1")

Council Tax Band - B.

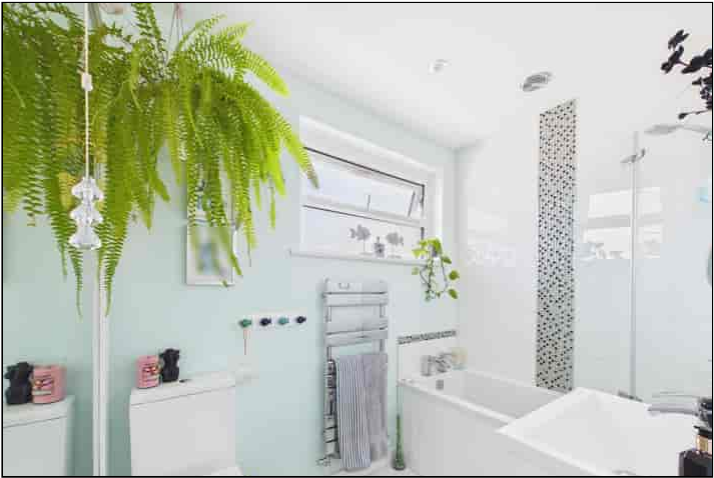


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

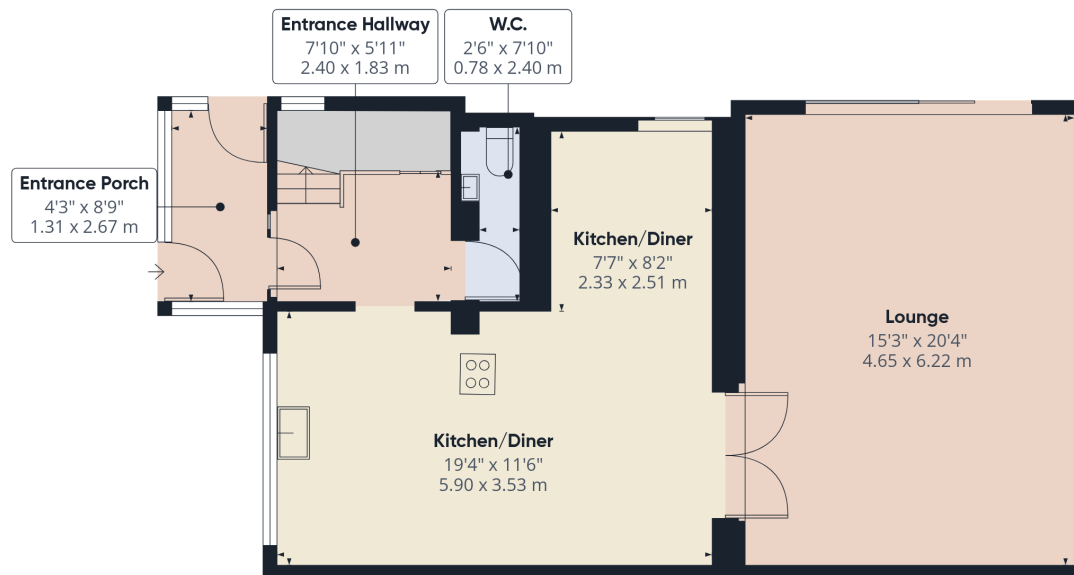


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

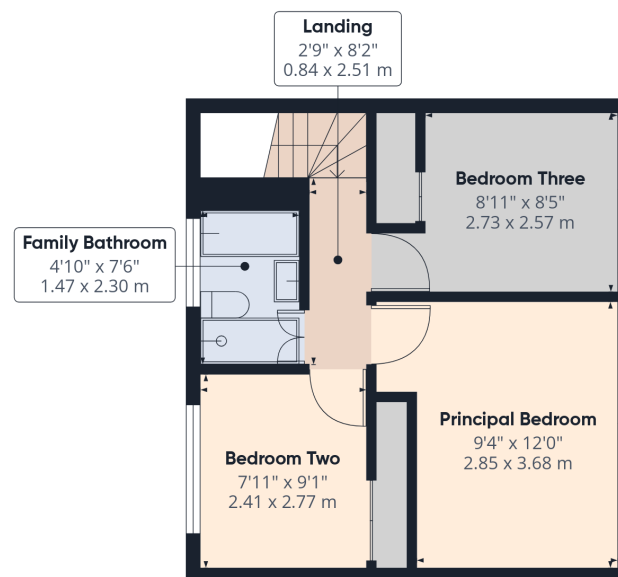
These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in 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.

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Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1108 ft²

102.8 m²

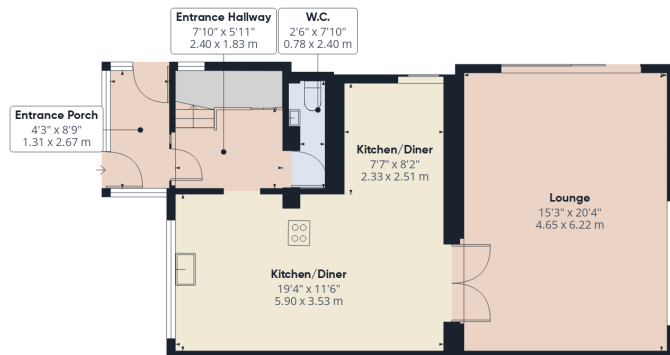
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

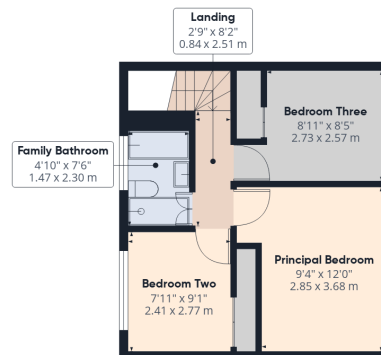
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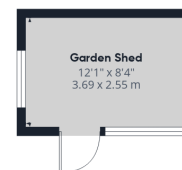
Ground Floor Building 1



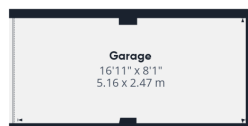
Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

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Approximate total area⁽¹⁾

1413 ft²

131.1 m²

(1) Excluding balconies and terraces

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