





Terence Painter
ESTATE AGENTS

- Detached Family Home
- Three Double Bedrooms
- Two En-Suite Bedrooms
- Fitted Kitchen
- Well Appointed Bathroom With Bath & Shower
- No Forward Chain
- Popular and Sought After Location
- Landscaped Rear Garden
- Block Paved Driveway & Integrated Garage
- Cloakroom/W.C
- Double Aspect Living Room

22 Stocking Road, Broadstairs, Kent. CT10 3DB.

Freehold £350,000

Three Double Bedroom Detached Family Home with Two En-Suite Bedrooms & No Forward Chain

An excellent opportunity to purchase this attractive three double bedroom detached family home, ideally situated in the sought-after village of St Peter's. Offering a traditional village lifestyle, residents benefit from a range of independent shops, welcoming pubs, a Co-op supermarket, pharmacy, highly regarded schools, doctors' surgery, and dental practice. Just a short stroll away is the picturesque Reading Street, renowned for its charming village atmosphere, historic church, traditional public house, and the popular Staples Café & Bakery.

The property offers spacious and well-proportioned accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall, convenient cloakroom/WC, a fitted kitchen, and a bright dual-aspect living room with French doors opening onto the rear garden, creating an ideal space for both family living and entertaining. Upstairs, the first floor features three generous double bedrooms and a well-appointed family bathroom complete with both a bath and separate shower. The principal bedroom benefits from a modern en-suite shower room, while the second bedroom enjoys the added convenience of its own en-suite WC.

Outside, the landscaped rear garden provides an attractive and private outdoor space, perfect for relaxing or entertaining. To the front, a block-paved driveway offers ample off-road parking and leads to the integral garage. Offered to the market with no forward chain, this fantastic family home is ready for its next owners to move straight into. Early viewing is highly recommended. Contact Terence Painter Estate Agents today to arrange your appointment.

Ground Floor

Entrance

Access into the property is via a glazed UPVC front door to the entrance hall.

Entrance Hall

3.46m x 1.28m (11' 4" x 4' 2") There are carpeted stairs to the first floor, under stairs cupboard, radiator, carpet flooring and doors leading off to the cloakroom/w.c, kitchen and living room.

Claokroom/W.C

1.79m x 0.96m (5' 10" x 3' 2") There is a frosted double glazed window to the front of the property, low level w.c, pedestal wash hand basin, radiator and tiled walls to dado level.

Kitchen

2.96m x 2.58m (9' 9" x 8' 6") There is a double glazed window to the front of the property, range of fitted wall, base and drawer units with an integrated electric oven and four burner gas hob with an extractor hood over. There is space and plumbing for a washing machine and fridge/freezer, radiator, down lights and vinyl flooring.

Living Room

5.25m x 4.96m (17' 3" x 16' 3") This is a double aspect room with double glazed windows to the side and rear of the property, French doors to the garden, media points, radiator and carpet flooring.

First Floor

Landing

There is a loft hatch, carpet flooring, radiator and doors leading off to the bathroom and bedrooms.

Principle Bedroom

3.94m x 3.69m (12' 11" x 12' 1") There is a double glazed window to the front of the property, media points, radiator, carpet flooring and a door to the en-suite shower room.

En-Suite Shower Room

1.80m x 1.06m (5' 11" x 3' 6") There is a frosted double glazed window to the front of the property, fully tiled corner shower cubicle, pedestal wash hand basin, low level w.c, radiator, tiled walls to dado level, extractor and vinyl flooring.

Bedroom Two

5.08m x 2.89m (16' 8" x 9' 6") There is a double glazed dormer window to the front of the property with fitted seating below, media points, radiator and carpet flooring.

En-Suite W.C

2.24m x 0.91m (7' 4" x 3' 0") There is a frosted double glazed window to the rear of the property, low level w.c, pedestal wash hand basin, tiled walls to dado level, radiator and vinyl flooring.

Bedroom Three

3.92m x 2.26m (12' 10" x 7' 5") There is a double glazed window to the rear of the property, radiator, media points and carpet flooring.

Bathroom

2.86m x 2.13m (9' 5" x 7' 0") There is a frosted double glazed window to the side of the property, low level w.c, pedestal wash hand basin, fully tiled corner shower cubicle, panelled bath, radiator, extractor, tiled walls to dado level and tiled flooring.

Exterior

Rear Garden

This nicely landscaped rear garden features a block paved patio area immediately to the property with the remainder of the garden being laid to lawn. There is a side access gate to one side of the house, outside tap and lighting.

Driveway & Integral Garage

5.23m x 2.74m (17' 2" x 9' 0") There is a block paved driveway to the front of the property with a complementing footpath to the front door. The garage has an up and over door to the front, glazed UPVC door to the rear, wall mounted combination boiler, lighting and power points.

Council Tax Band

The council tax band is D.

Agents Note

Anti Money-Laundering Checks

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Agent Note

Please note that the image of the front of the proeprty has been AI generated. Our vendor has informed us that the front of the property is going to be redecorated and the AI generated image is to illustrate how it may look once the decorative works are complete.



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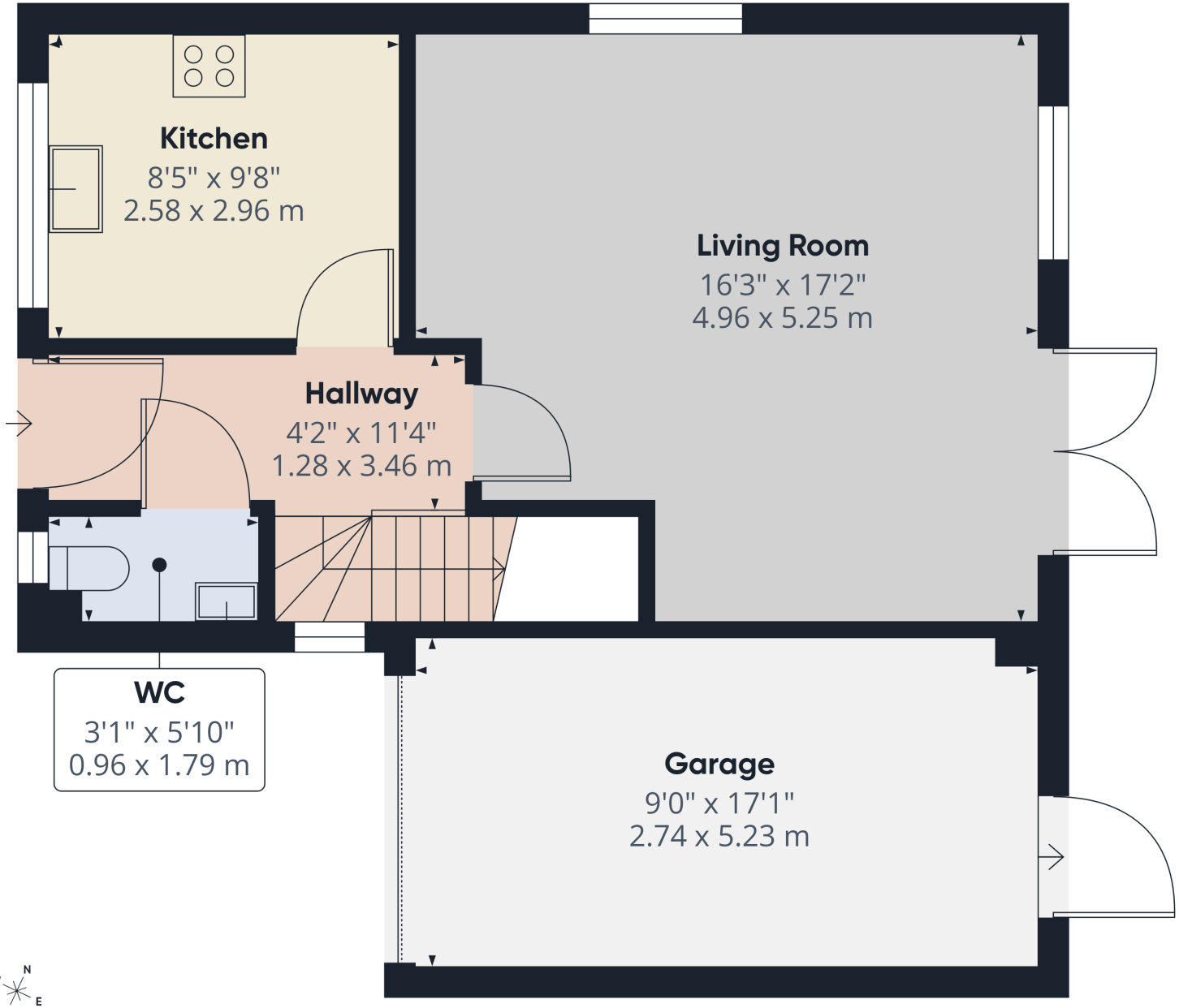
Viewing strictly by prior appointment with the Selling Agents

TERENCE PAINTER.

Email: **sales@terencepainter.co.uk**

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

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.



Ground Floor

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Approximate total area(1)

594 ft²

55.3 m²

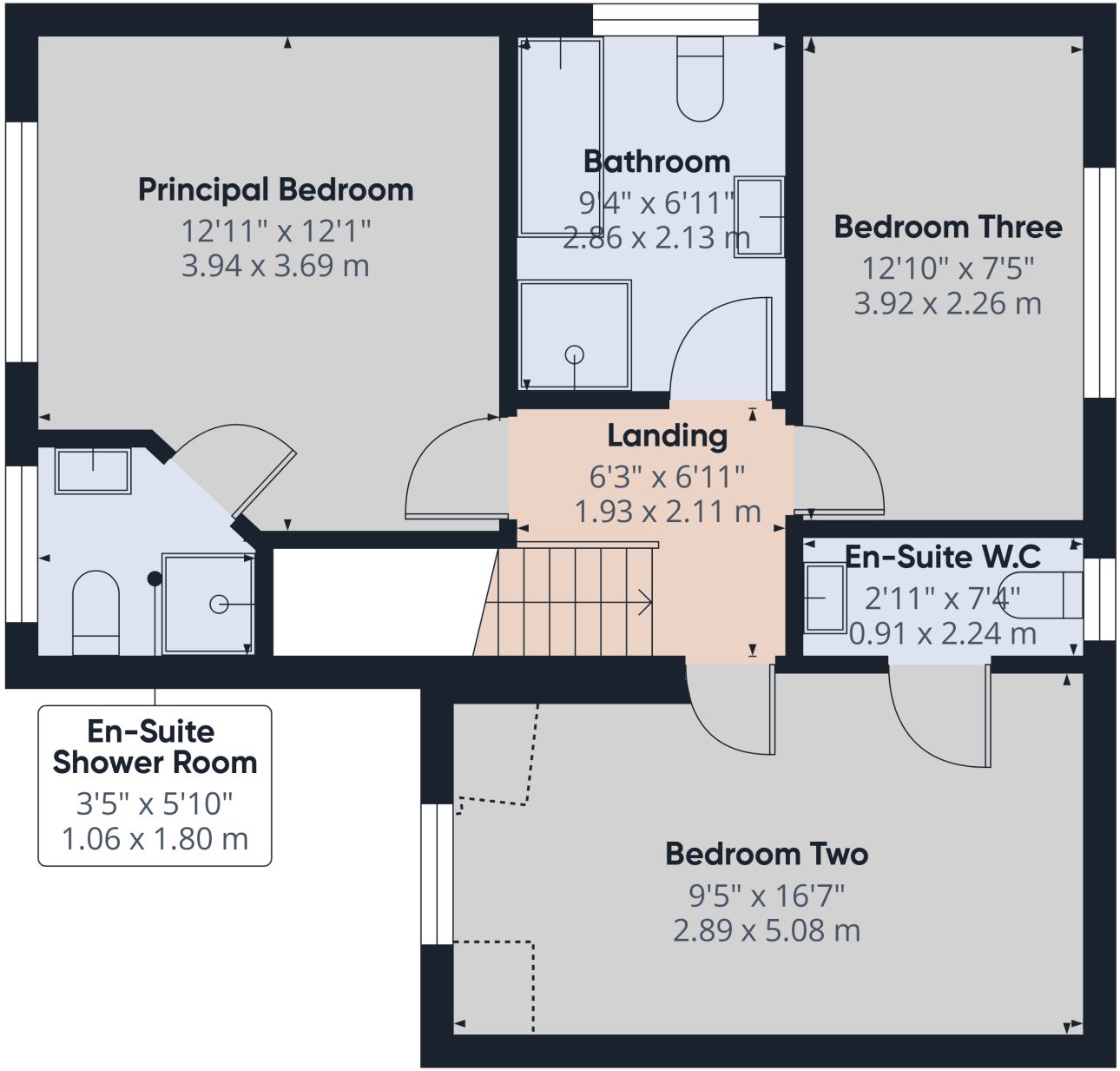
(1) Excluding balconies and terraces

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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£350,000



Floor 1

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Approximate total area(1)

552 ft²

51.2 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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