



Terence Painter

ESTATE AGENTS

- Semi-Detached House
- Three/Four Bedrooms
- One/Two Reception Rooms
- 24'10" Lounge/Diner
- Family Bathroom & En-suite Shower Room
- Popular St Peters Location
- School Catchment Area
- Close to Town and Transport Links
- Ideal Family Home
- Spacious & Airy Living Accommodation Throughout



8 Poplar Road, Broadstairs, Kent. CT102UE.

Freehold £375,000

Situated in the highly sought-after St Peters location, this three/four bedroom spacious and airy semi-detached house offers an ideal family home with versatile accommodation throughout.

Internally this property comprises an enclosed porch, a welcoming entrance hallway, three/four bedrooms, two bathrooms; including an en-suite shower room, and generous living spaces, this property is perfectly suited to meet the demands of family life. With its roomy 24'10" lounge/diner and the option of one or two reception rooms. The fourth bedroom/second reception room is a wonderful addition to the property and gives flexibility as it can be its own self contained annex, or incorporated into the property for extra useable space. Externally the property has a beautiful 55' south facing rear garden, with a hardstanding seating area, well proportioned lawn with mature shrubbery and a raised decked seating area. To the front of the property there is a driveway offering off street parking for two cars.

St Peters is a popular and well-established area known for its welcoming community and excellent local facilities. Residents enjoy proximity to a range of shops, cafes, and leisure amenities, along with reputable schools that are highly regarded within the catchment area. The location offers fantastic transport connections including regular bus routes and nearby train stations, allowing for easy commuting to surrounding towns and cities.

Call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing!

INTERNAL

Entrance Porch

0.96m x 0.91m (3' 2" x 3' 0") Entrance into the property is gained via a UPVC frosted glazed door, the porch has coat hanging space, tiled flooring and a wooden, frosted glazed door into the entrance hallway.

Entrance Hallway

3.67m x 1.49m (12' 0" x 4' 11") The entrance hallway has a carpeted staircase, radiator and tiled flooring.

Lounge/Diner

7.59m x 2.89m (24' 11" x 9' 6") Double aspect lounge/diner with a double glazed window to the front and to the rear, feature fireplace, two radiators, doors to the kitchen and to and wooden flooring. There are also doors to reception room two/bedroom four.

Kitchen

5.10m x 2.40m (16' 9" x 7' 10") The kitchen benefits from being another double aspect room, with a double glazed window to the side and one overlooking the rear garden. There are high and low level units, stainless steel sink unit inset to countertop, freestanding oven with extractor hood over, space and plumbing for fridge-freezer and washing machine, larder, door to utility room and tiled flooring.

Utility Room

1.21m x 0.90m (4' 0" x 2' 11") Double glazed frosted window to the side, partly tiled walls and tiled flooring.

Reception Room Two/Bedroom Four

4.73m x 2.83m (15' 6" x 9' 3") This room benefits from a double glazed frosted UPVC door to the side and a double glazed Velux skylight, radiator, carpeted flooring, doors to kitchenette and en-suite shower room.

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En-Suite Shower Room

1.95m x 1.85m (6' 5" x 6' 1") Double glazed frosted UPVC door and double glazed frosted window to the rear garden, radiator, wash hand basin, low level w.c, walk-in shower with glass screen, partly tiled walls and tiled flooring.

Kitchenette

2.07m x 0.92m (6' 9" x 3' 0") Galley style kitchenette with high and low level units, gas fired boiler, stainless steel sink unit inset to countertop and vinyl flooring.

Landing

14.1m x 3.6m (46' 3" x 11' 10") Carpeted landing with a double glazed window to the side, airing cupboard and loft hatch.

Principal Bedroom

4.45m x 3.41m (14' 7" x 11' 2") The principal bedroom has a double glazed window to the front, radiator and carpeted flooring.

Bedroom Two

3.42m x 2.71m (11' 3" x 8' 11") Bedroom two features a double glazed window to the rear, radiator and wooden flooring.

Bedroom Three

3.09m x 2.00m (10' 2" x 6' 7") Double glazed window to the rear, radiator and wooden flooring.

Family Bathroom

2.00m x 1.63m (6' 7" x 5' 4") There is a double glazed frosted window to the side, bath with a shower attachment, radiator, wash hand basin, low level w.c, tiled walls and tiled flooring.

EXTERNAL

Rear Garden

This property benefits from a beautiful 55' south facing rear garden. There is a brick paved seating area immediately to the rear of the property, a fair sized lawned area with mature hedging and a raised decked seating area.

Front Garden/Driveway

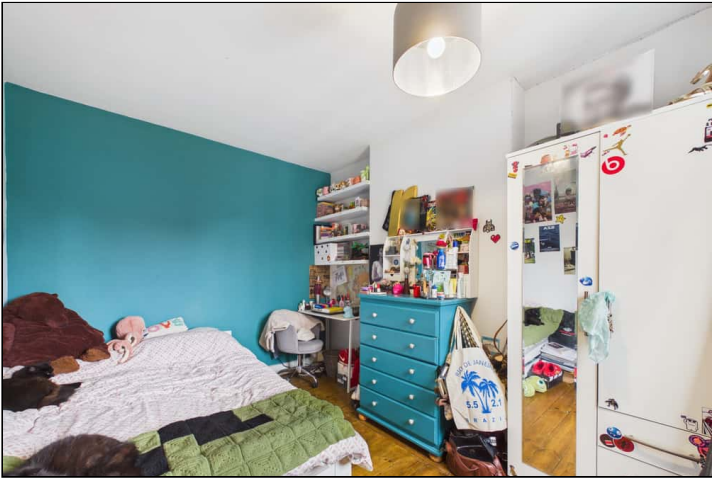
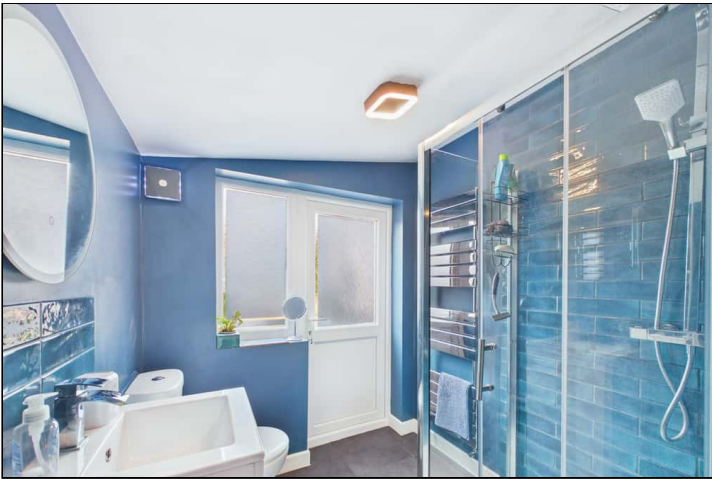
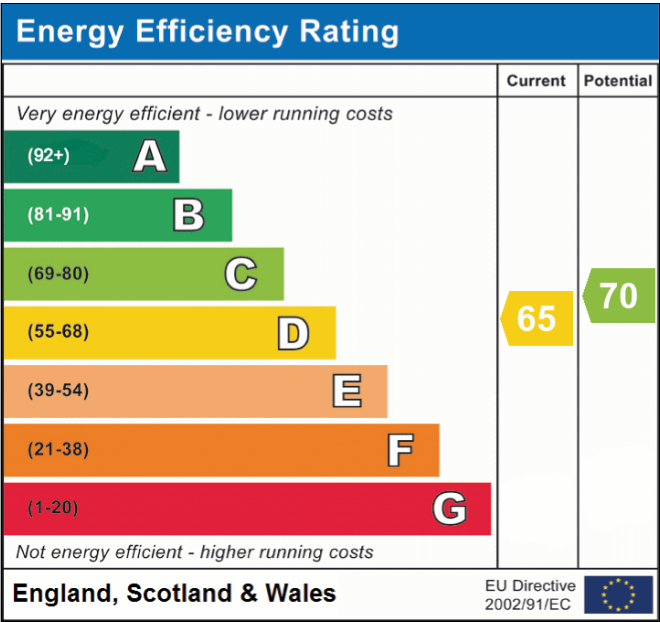
The front of the property offers a driveway, room enough for two cars.

Council Tax Band - B.



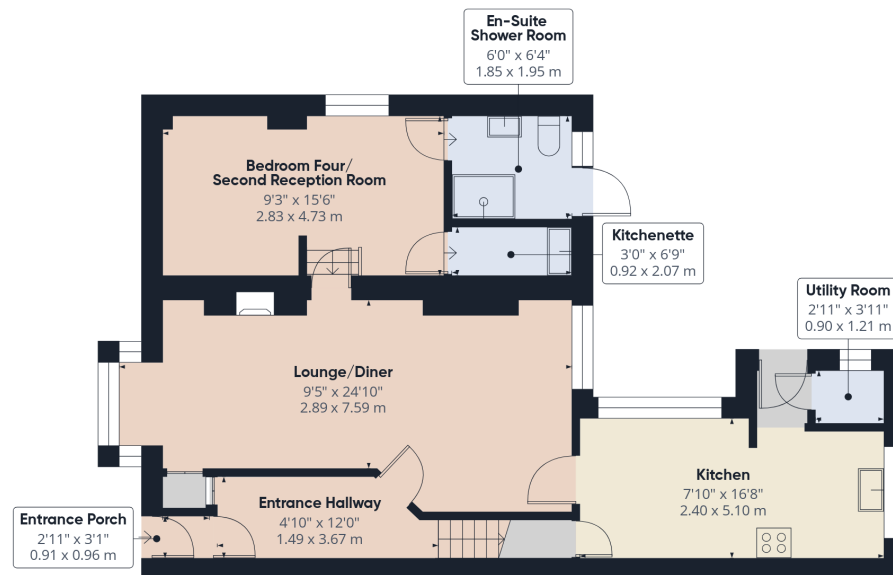
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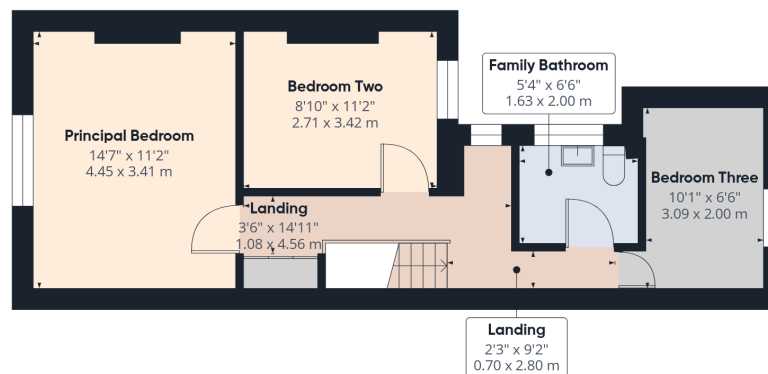


Viewing strictly by prior appointment with the Selling Agents
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 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1130 ft²
105 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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