



Terence Painter

ESTATE AGENTS

- Unique Detached House
- Two Double Bedrooms with Walk-In Wardrobes & En-Suite Showers
- Built In 2024
- Extensive Fitted Kitchen with Integrated Appliances, Island Unit & Quartz Worktops
- Air Source Heat Pump & Air Conditioning Unit
- No Forward Chain
- Ideally Situated for Local Shops, Park, seafront and Schools
- Utility Room & Cloakroom/W.C
- Front & Rear Courtyard Garden Areas

25 Dundonald Road, Ramsgate. CT11 9PU.

Freehold £425,000

Constructed in 2024, this exceptional contemporary home is a true testament to the current owners, who thoughtfully designed and built the property to an outstanding standard, finishing it with an impressive, high-quality specification throughout.

Situated in one of Ramsgate's most sought-after residential locations, this substantial detached home is ideally positioned within easy reach of highly regarded schools, the High Street, stunning sandy beaches, and excellent transport links including high speed rail services to London, making it perfectly suited to modern family living.

Presented in immaculate, turnkey condition, the spacious and versatile accommodation is arranged over two floors. The ground floor is welcomed by a stylish entrance hall featuring a large fitted cloak cupboard, a bespoke wooden staircase, and access to the impressive open-plan kitchen, dining and living space. The heart of the home is this beautifully designed and generously proportioned room, offering clearly defined areas for cooking, dining and relaxing. The contemporary kitchen is fitted with an extensive range of quality cabinetry, quartz worktops, a large central island and a comprehensive selection of integrated appliances. Sliding double-glazed doors open onto a private paved courtyard, while the living and dining areas enjoy a striking part-vaulted ceiling with a feature pendant light and direct access to the landscaped front garden. Finished with an Indian sandstone patio and complemented by Mediterranean-inspired planting, the garden provides an attractive and low-maintenance outdoor entertaining space. The ground floor also benefits from a separate utility room and a stylish cloakroom/WC.

The first floor offers two generous double bedrooms, each featuring its own walk-in wardrobe and luxurious en-suite shower room, creating superb private retreats.

This truly is a stunning, one-of-a-kind home that must be viewed to be fully appreciated. To arrange your personal viewing, please contact Terence Painter Estate Agents on 01843 866 866.

Entrance

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

Entrance Hall

3.74m x 1.82m (12' 3" x 6' 0") This welcoming entrance hall features a bespoke wooden staircase to the first floor level, large built in cloak cupboard, herringbone style vinly tiled flooring with underfloor heating and a door to the open plan kitchen/lounge/diner.

Open Plan Kitchen/Diner/Family Room

Kitchen Area

5.32m x 4.06m (17' 5" x 13' 4") Open to the lounge/dining area, this stunning space features an impressive fitted kitchen with an extensive range of contemporary wall, base and drawer units, complemented by a selection of high-end integrated appliances. A large breakfast bar provides both additional workspace and casual dining, while an inset sink is set within stylish quartz worktops with matching upstands. Sliding double-glazed doors open onto a private paved courtyard, creating a seamless connection between the indoor and outdoor spaces. The kitchen is further enhanced by recessed downlights, attractive herringbone-style luxury vinyl tile flooring, and the added comfort of underfloor heating.

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Lounge/Dining Area

8.02m x 6.10m (26' 4" x 20' 0") This well-defined open-plan space offers generous room for both seating and dining areas. Two sets of doors to the front of the property provide attractive views of, and direct access to, the front garden, allowing plenty of natural light to fill the room.

The lounge area features a partially vaulted ceiling, enhanced by a striking feature pendant light and media points, creating an inviting space for relaxation and entertainment. A door from the dining area leads to the utility room and separate WC for added convenience.

Finished with recessed downlights throughout, stylish herringbone-effect vinyl tile flooring, and underfloor heating, this beautifully designed space combines comfort with contemporary living.

Utility Room

1.93m x 1.72m (6' 4" x 5' 8") Fitted with units which complement the kitchen, there is space and plumbing for a washing machine and tumble dryer, sink unit inset to quartz worktops with upstands, double glazed window to the rear courtyard area, door to the w.c and herringbone style vinyl tiled flooring with underfloor heating.

Cloakroom/W.C

1.55m x 0.99m (5' 1" x 3' 3") There is a frosted double glazed window to the side of the property, low level w.c, wash hand basin with mixer tap and tiled splashback, down light, extractor and herringbone style vinyl tiled flooring with underfloor heating.

First Floor

Landing

There are double glazed windows to the front of the property, carpet flooring and doors leading off to the bedrooms.

Bedroom One

4.22m x 3.46m (13' 10" x 11' 4") This room features double glazed windows to the front and side of the property, air-conditioning unit, carpet flooring and a door to the walk-in wardrobe and en-suite shower room.

Walk-In Wardrobe

2.64m x 1.69m (8' 8" x 5' 7") There is a door to the en-suite shower room, fitted hanging rails, down lights and carpet flooring.

En-suite Shower Room

2.18m x 1.71m (7' 2" x 5' 7") There is a panelled bath with chrome mixer tap with hand shower attachment, fully tiled corner shower cubicle with a fitted rain style shower head and separate hand shower attachment, low level w.c and a wash hand basin inset to a vanity unit with a fitted illuminated mirror over. There are downlights, extractor, partly tiled walls and tiled flooring.

Bedroom Two

4.20m x 3.29m (13' 9" x 10' 10") This room features double glazed windows to the front and side of the property, air-conditioning unit, carpet flooring and a door to the walk-in wardrobe and en-suite shower room.

Walk-In Wardrobe

2.55m x 1.70m (8' 4" x 5' 7") There is a door to the en-suite shower room, fitted hanging rails, down lights and carpet flooring.

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En-Suite Shower Room

2.24m x 1.39m (7' 4" x 4' 7") There is a large fully tiled shower cubicle with a fitted rain style shower head and separate hand shower attachment, low level w.c and a wash hand basin inset to a vanity unit with a fitted illuminated mirror over. There are downlights, extractor, chrome ladder style towel radiator, localised wall tiling and tiled flooring.

Exterior

Small Rear Courtyard

Accessed via large double glazed sliding doors to the rear is a small triangular paved seating area which is ideal for a small bistro set.

Front Paved Terrace Area

Forming part of the front garden, there is a Indian sand stone paved patio area which is directly assessable from the lounge area via a double glazed door.

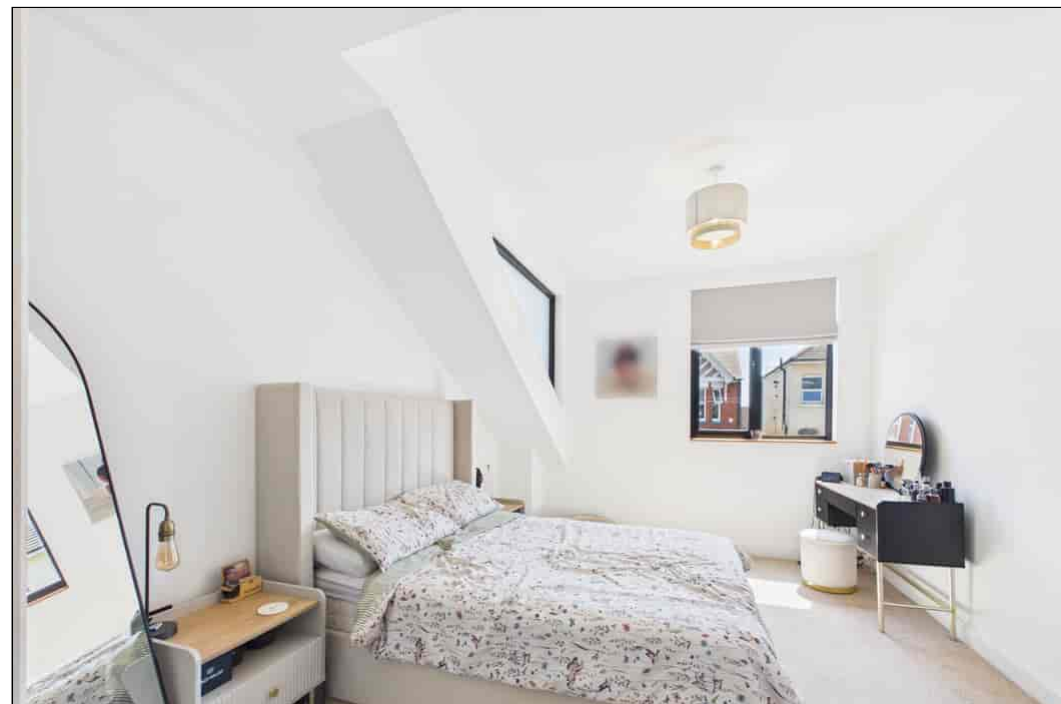
Council Tax Band

The council tax band is C.

Agents Note

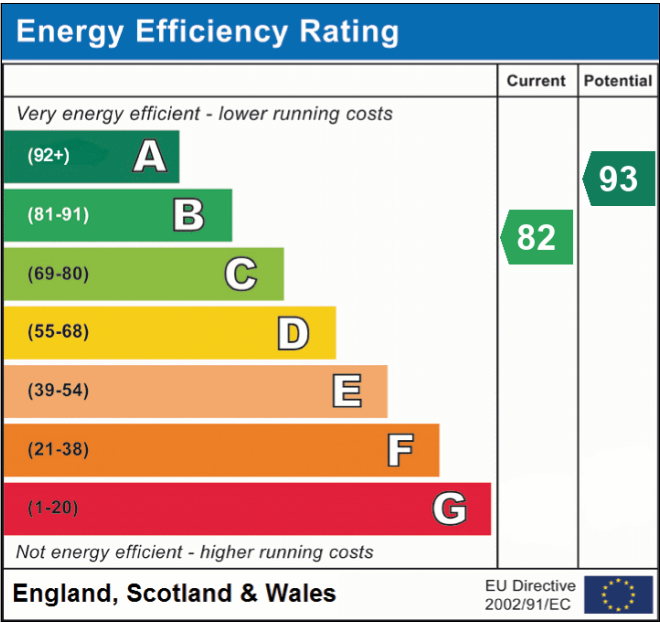
Anti Money-Laundering Checks

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.



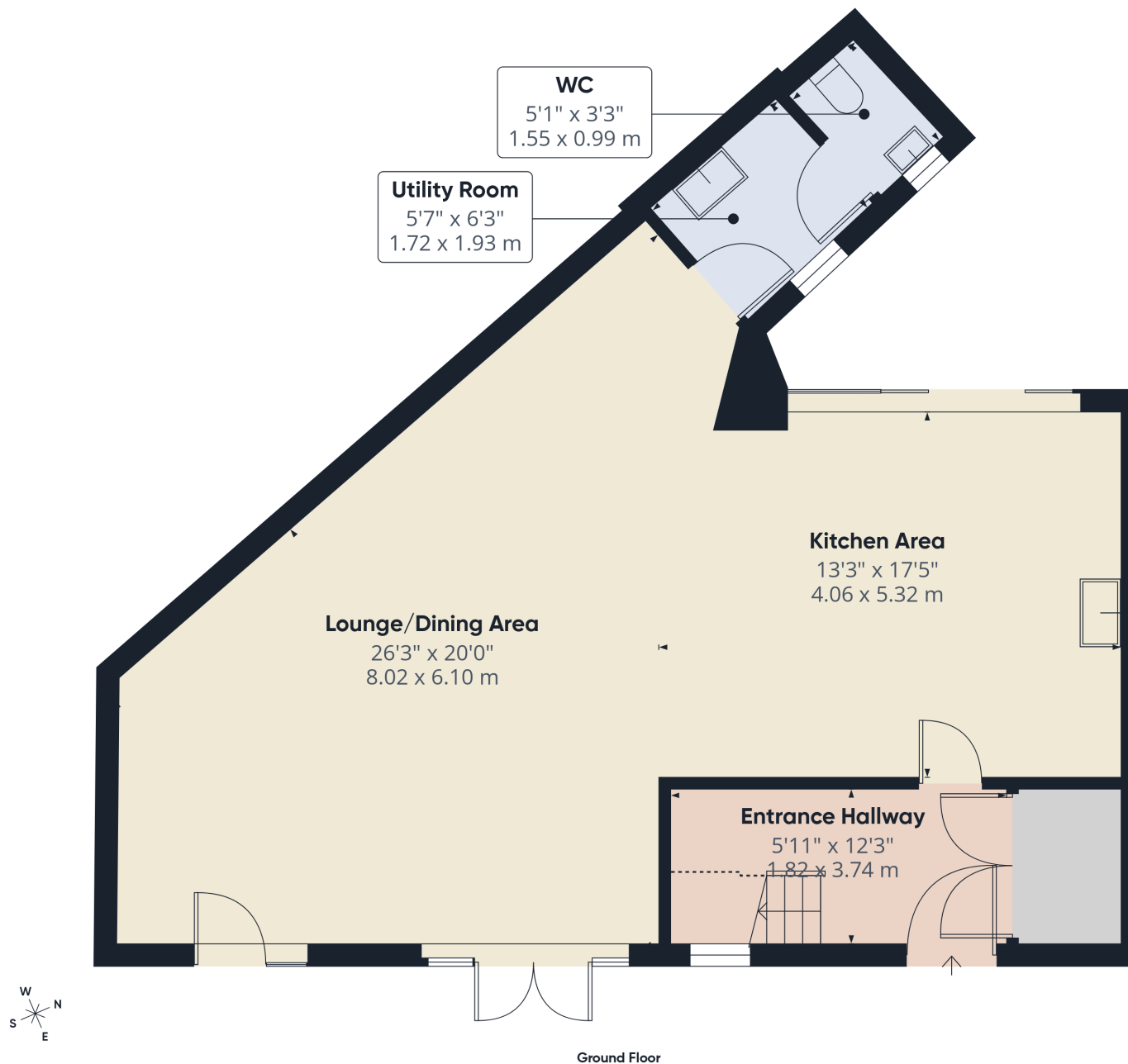
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Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Approximate total area⁽¹⁾

776 ft²

72.1 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

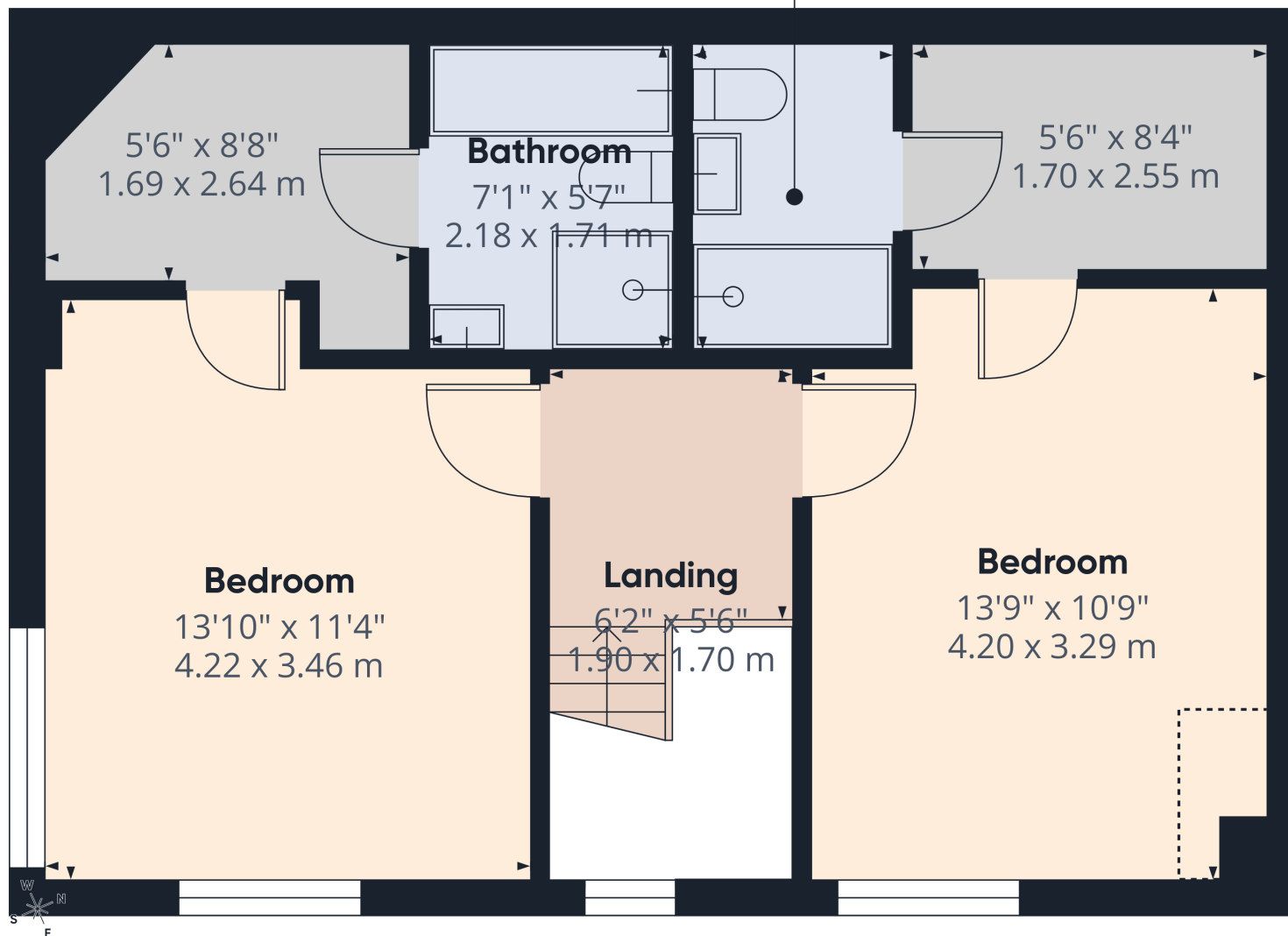
..... Below 5 ft/1.5 m

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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Floor 1

Approximate total area⁽¹⁾

494 ft²
46 m²

Reduced headroom

6 ft²
0.6 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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