





Terence Painter
ESTATE AGENTS

- Detached House
- Four Double Bedrooms
- Two Reception Rooms & Home Office
- Two En-Suite Shower Rooms
- 23'6 Kitchen/Diner with Integrated Appliances
- Spacious and Beautifully Presented Throughout
- 92' West Facing Rear Garden
- Off Street Parking
- Sought After Address
- Close to Town & Schools

16a Luton Avenue, Broadstairs, Kent. CT10 2DH.

Freehold £780,000

Stunning and beautifully presented four bedroom detached home, perfect for family living in a sought after address close to Broadstairs Town and nearby schools!

Internally this home has been exceptionally well designed and thought out by the current vendors and offers a perfect blend of modern living and traditional charm. The ground floor boasts a welcoming entrance hallway, home office, downstairs w.c, two versatile reception rooms one of which is the heart of the home; a magnificent 23'6 kitchen/diner with integrated appliances.

On the further two floors you will find four generous double bedrooms and three well-appointed bathrooms including two en-suite shower rooms , this property caters effortlessly to contemporary family life.

Externally to the rear this home boasts a 92' west facing garden, it is mostly laid to lawn and has a hardstanding seating area immediately to the rear. The bottom of the garden also has another lawned area with a garden shed. The front of the property offers curb appeal alongside off-street parking.

This home is situated in a highly sought after area of Broadstairs and families will appreciate the nearby reputable schools, parks, town centre and recreational facilities, making this an ideal location for raising children.

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

INTERNAL

Entrance Hallway

2.57m x 1.90m (8' 5" x 6' 3") Widening to 4.07m x 3.43m (13' 4" x 11' 3") Entrance into the property is gained via an aluminium door with frosted glazing either side. The entrance hallway features a carpeted wooden staircase to all floors, wooden doors to lounge, kitchen/diner, home office and w.c and porcelain tiled flooring with underfloor heating.

Lounge

4.87m x 4.70m (16' 0" x 15' 5") The lounge features a double glazed bay window to the front with perfect fit shutters, television point and porcelain tiled flooring with underfloor heating.

Home Office

2.92m x 1.96m (9' 7" x 6' 5") The home office has a double glazed window to the side, downlights and porcelain tiled flooring with underfloor heating.

W.C.

1.95m x 0.95m (6' 5" x 3' 1") The w.c has a double glazed frosted window to the side, wash hand basin, low level w.c and porcelain tiled flooring with underfloor heating.

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Kitchen/Diner

7.18m x 5.68m (23' 7" x 18' 8") The kitchen/diner benefits from double glazed sliding doors to the rear garden, high and low level kitchen units, kitchen island with sink unit and gas hob inset to marble countertops with extractor fan over, two integrated ovens and fridge freezer. There is a great space for the dining area and secondary reception room. Downlights and porcelain tiled flooring with underfloor heating.

Utility Room

2.15m x 1.32m (7' 1" x 4' 4") The utility room has a double glazed window to the side, high and low level units, washing machine, gas fired boiler, downlights and porcelain tiled flooring with underfloor heating.

Landing

3.20m x 2.43m (10' 6" x 8' 0") The landing has a double glazed frosted window to the side, radiator and carpeted flooring.

Bedroom Two

4.98m x 4.85m (16' 4" x 15' 11") Bedroom two has a double glazed window to the front, radiator, en-suite shower room and carpeted flooring.

En-Suite Shower Room

2.80m x 1.49m (9' 2" x 4' 11") The en-suite has a double glazed frosted window to the front, walk-in shower with glass screen wash hand basin, chrome ladder style radiator, low level w.c, downlights, tiled walls and flooring.

Bedroom Three

4.47m x 3.53m (14' 8" x 11' 7") Bedroom three has double glazed bi-fold doors with a Juliet balcony overlooking the rear garden, radiator and carpeted flooring.

Bedroom Four

4.45m x 3.57m (14' 7" x 11' 9") Bedroom four has a double glazed window to the rear overlooking the garden, radiator and carpeted flooring.

Family Bathroom

2.46m x 2.29m (8' 1" x 7' 6") There is a double glazed frosted window to the side, walk-in shower with glass screen, wash hand basin, low level w.c, chrome ladder style radiator, partly tiled walls and tiled flooring.

Principal Bedroom

6.29m x 5.53m (20' 8" x 18' 2") Narrowing to 4.62m x 2.50m (15' 2" x 8' 2") The principal bedroom is a stunning penthouse style room benefitting from five double glazed Velux windows and a further sixth double glazed window with perfect fit shutters. There is an abundance of floorspace with a snug area, some high level storage, a radiator, carpeted flooring and an en-suite shower room.

En-Suite Shower Room

2.92m x 1.45m (9' 7" x 4' 9") The en-suite shower room has a double glazed Velux, walk-in shower with glass screen, low level w.c, wash hand basin, chrome ladder style radiator and vinyl flooring.

EXTERNAL

Rear Garden

28.2m x 10.8m (92' 6" x 35' 5") The rear garden is a brilliant feature of this lovely home and offers a 92' west facing garden that is mostly laid to lawn, there is a hardstanding seating area immediately to the rear of the property and side access. At the bottom of the garden, there is a further patch of lawned area that houses a shed.

Front Garden

The front of the property is mainly hardstanding providing off-street parking, there is a small lawned area with brick wall surround.

Council Tax Band - G.

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.

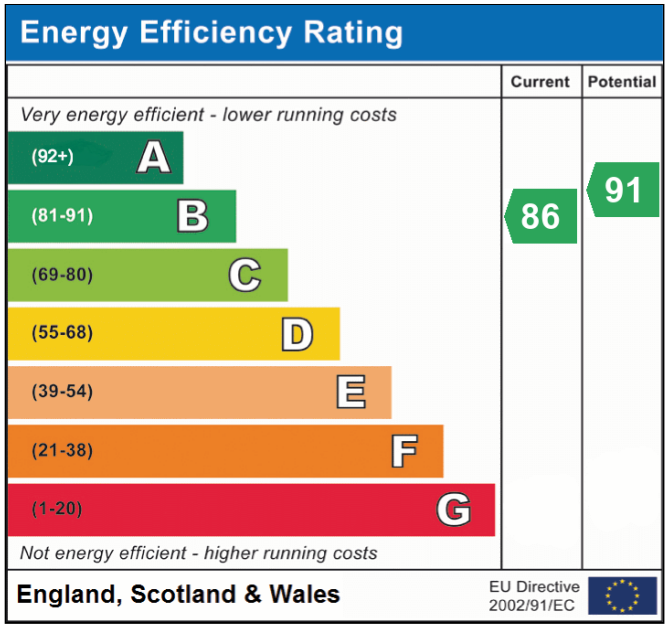


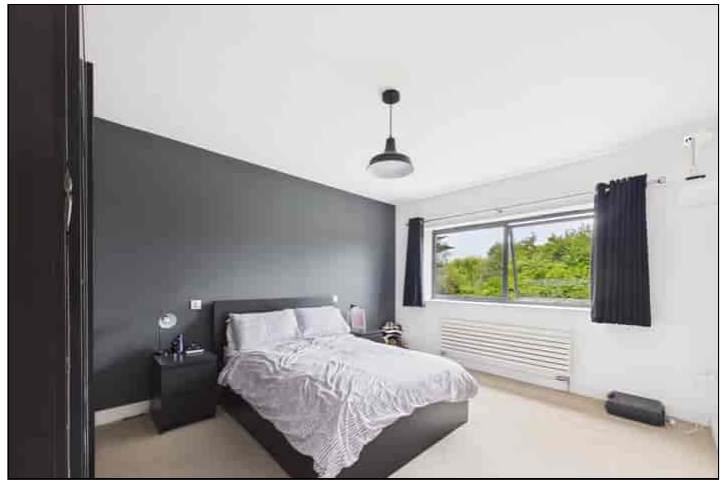
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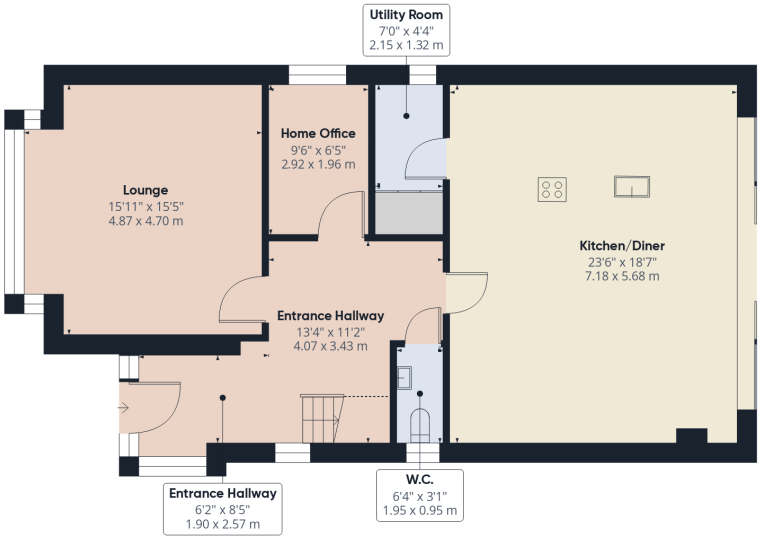




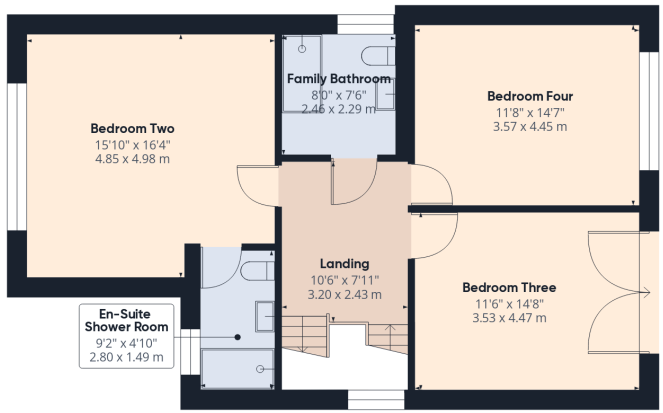


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
Email: **sales@terencepainter.co.uk**
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

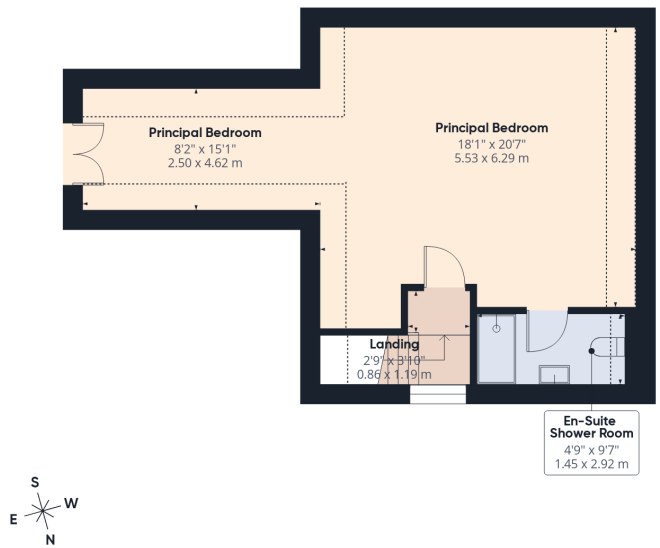
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Ground Floor



Floor 1



Floor 2

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ESTATE AGENTS

Approximate total area(1)

2352 ft²

218.5 m²

Reduced headroom

138 ft²

12.8 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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