

Thomas
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ESTATE AGENTS



2 Roman Way, Margate, CT9 5FP

Offers In Region Of £385,000

- STUNNING FAMILY HOME
- QUIET CUL-DE-SAC
- THREE BEDROOMS
- ARRANGED OVER THREE FLOORS
- OFF STREET PARKING
- MODERN FITTED KITCHEN
- EN-SUITE SHOWER

STUNNING FAMILY HOME! Situated in a quiet cul-de-sac location inside the village of Garlinge is this beautiful three bedroom detached modern home located within close proximity to local bus routes and amenities. Upon entering on the ground floor the property boasts a large living space with double doors leading out to the secluded west facing rear garden, a fully integrated kitchen with a classy high gloss grey finish and a handy downstairs W.C. Going up the stairs you will find a family bathroom and two double bedrooms. On the top floor you will find the master suite which boasts a large double bedroom, en-suite shower room and potential for a walk in wardrobe. Externally the property benefits from a private car port for two cars and an electric wall mounted charging port.



Property Description

MAIN DESCRIPTION

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ENTRANCE

Via wood effect uPVC fire door into:

HALLWAY

Laminate flooring, double radiator, stairs to first floor, telephone point, doors to:

KITCHEN

10' 01" x 9' 05" (3.07m x 2.87m) Laminate flooring, double glazed uPVC window to front, base and eye level cupboards, rolled top work surface, 1 and 1/2 stainless steel sink with mixer tap, integrated oven, fitted four ring ceramic hob with overhead extractor unit, cupboard housing combination ideal boiler, integrated dishwasher, integrated washing machine, integrated fridge freezer.

W.C

Laminate flooring, wall mounted hand basin with mixer tap, low level WC, double glazed frosted uPVC window to side.





LOUNGE/DINER

14' 09" x 17' 01" (4.5m x 5.21m) Laminate flooring, 2x double radiators, double glazed uPVC windows to rear and side, double glazed glass panelled uPVC double doors leading to rear garden, TV point.

FIRST FLOOR LANDING

Carpet flooring, double glazed uPVC window to front, double radiator built in storage cupboard, stairs to Second floor, doors to:

BATHROOM

Vinyl flooring, double glazed uPVC window to rear, white suite comprising panelled bath with mains shower attachment, glass shower screen and tiled splash back, inset basin with mixer tap and base storage, low level WC, chrome heated towel rail, extractor fan.



BEDROOM 2

10' 03" x 12' 08" (3.12m x 3.86m) Carpet flooring, double glazed uPVC windows to side and rear, built in wardrobe, double radiator.

BEDROOM 3

10' 03" x 10' 07" (3.12m x 3.23m) Carpet flooring, double glazed uPVC window to front, built in wardrobe, double radiator.

SECOND FLOOR LANDING

Carpet flooring, double glazed frosted uPVC window to side, large built in storage cupboard, door to:

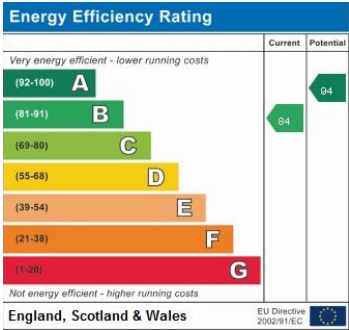
MASTER SUITE

11' 04" x 13' 10" (3.45m x 4.22m) Carpet flooring, double glazed uPVC velux windows to side, double radiator, through to large walk in wardrobe with double glazed velux window, door to:

EN-SUITE

Vinyl flooring, double glazed uPVC velux window, low level WC,





rightmove

Zoopla

UK ALA
DPS

The Property Ombudsman

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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