

Thomas
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ESTATE AGENTS



15 Springfield Road, Cliftonville, Margate, Kent , CT9 3EA

£535,000

- Detached House With Sea Views
- Three Double Bedrooms
- Three Reception Rooms
- Lovely Gardens, Parking Plus
- Garage
- EPC D

A beautiful family home recently redecorated to a high standard throughout. The cliff tops and Northdown park are very close by. Palm Bay is a well regarded estate and comprises similar style executive homes as well as bungalows and modern terraced blocks, there is a small parade of shops with everything you are likely to need, supermarkets and the well regarded Westwood Cross shopping centre are slightly further out. Arranged over two floors and comprising, entrance porch, entrance hallway, cloakroom WC, sitting room, large conservatory, dining room, fitted kitchen with appliances as well as a useful utility room. On the first floor three double bedrooms, two with built in wardrobes plus the family shower room and WC. To the rear a well tended lawn with patio decks and shed, to the front a large lawn, plenty of parking and access to the garage.



Property Description

ENTRANCE PORCH

Double glazed entrance door, double glazed panels, laminate flooring.

HALLWAY

Double glazed door, coved ceiling, inset led lighting, storage recess ideal for a bookcase, radiator, double glazed door and double glazed panels to utility room, steps and door to WC, doors to:-

CLOAKROOM WC

Steps down from hallway, low level WC, wash hand basin, double glazed window.

SITTING ROOM

20' 01" x 12' 01" (6.12m x 3.68m) Coved ceiling, stone fireplace houses an electric suite, TV point, double radiator, three double glazed windows, sliding double glazed doors open to:-

CONSERVATORY

19' 06" x 9' 04" (5.94m x 2.84m) Double glazed roof, double glazed panels, double glazed French doors to the garden, four wall light points, power points, attractive panelling.

DINING ROOM

12' 06" x 10' 07" (3.81m x 3.23m) Coved ceiling, double glazed window to the front, radiator, archway leading to:-

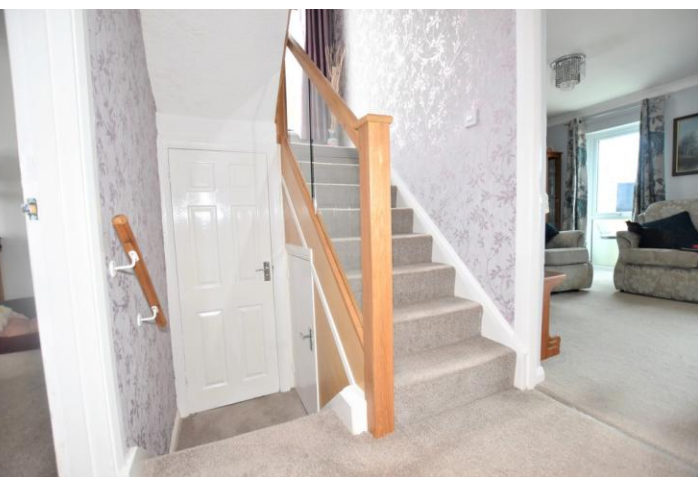
KITCHEN

11' 10" x 8' 11" (3.61m x 2.72m) Measurements include a comprehensive range of contemporary high gloss fitted base units with an integrated full size dishwasher, fridge freezer, electric fan oven, microwave as well as a four burner gas hob and sink unit inset into Caldeira Zenith Worktops, to the rear matching splash backs with coordinating wall cabinets, two larger cupboard covers a wall mounted gas boiler plus plenty of storage, under counter lighting, double glazed window to the front.

UTILITY ROOM

11' 10" x 10' 10" (3.61m x 3.3m) Reducing to 4"01, measurements include a range of fitted base units with space for washing machine, space for drier, sink and drainer with an electric water heater over, double glazed windows, double glazed French doors open to the deck and garden, door to:-





STAIRS TO:-

LANDING

Coved ceiling, Oak newel post and banisters with contemporary glass panels, door to airing cupboard, doors to:-

BEDROOM ONE

20' 00" x 12' 02" (6.1m x 3.71m) Maximum measurements, coved ceiling, double radiator, two large double glazed windows with sea views, TV point.

BEDROOM TWO

12' 07" x 10' 07" (3.84m x 3.23m) Measurements include a built in double wardrobe with hanging rail and storage space, Coved ceiling, double glazed window, radiator.

BEDROOM THREE

12' 06" x 9' 02" (3.81m x 2.79m) Measurements include built in double wardrobe with hanging rail and storage space, radiator, double glazed window.

SHOWER ROOM AND WC

Glazed double shower enclosure with a mains fed shower fitting, pedestal wash basin and a low level WC, coved ceiling inset with led lighting, double radiator, double glazed window.

REAR GARDEN

A large garden, in the main laid to lawn with two wooden deck areas, mature planted borders, fence perimeters.

FRONT GARDEN

Laid to lawn, inset planted borders, crazy paved driveway.

PARKING AND GARAGE

A long driveway provides parking for several vehicles and provides access to the garage.

AGENTS NOTES

Council Tax Band E, (EPA) £2,481.82, Thanet District Council

MEASUREMENTS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on..



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