



92 Park Avenue, Broadstairs  
£1,100,000

# 92 Park Avenue

## Broadstairs, Broadstairs

Situated along the sought after Park Avenue is this fully renovated and extended five bedroom detached family home, finished to an exceptionally high standard benefiting from the latest modern technology throughout from Smart lighting and heating controlled via an app, to the underfloor heating and inbuilt Sonos sound system. Set back from the road on a generous plot the imposing front door leads into the spacious entrance hallway, here there is a study ideal for anyone looking to work from home, a well designed cinema room perfect for nights in and a playroom leading to a utility space giving access to the front and back. There is also a downstairs cloakroom. Undoubtedly the hub of the home is the open plan kitchen/lounge/dining room with bi-folding doors leading to the lawned garden. The fitted kitchen boasts a range of integrated appliances from the two ovens, warming draw, induction hob to the wine cooler, dishwasher and microwave oven, there is also an impressive kitchen island ideal for family meals and entertaining. To the first floor there are two extended double bedrooms serviced by a modern family bathroom, plus a further two spacious double bedrooms both boasting stunning en-suite shower rooms with built in speakers, underfloor heating and dual feed towel radiators. The second floor lends itself entirely to the master suite with a Juliette balcony highlighting views across Broadstairs, a hidden wardrobe area and an expansive master en-suite with stand alone bath and walk in shower again with underfloor heating and sound system. Externally to the front the property has a walled front garden with off street parking for several cars, the utility area provides side access to the large rear garden mainly laid to lawn with a raised decked area to the back leading up to a large outbuilding with a bar and lounge area.

- Detached Extended House
- Off Street Parking
- Stunning Open Plan Modern Kitchen/Living Room/Dining Room





## Ground Floor

### Entrance Hall

#### Home Office

12' 7" x 6' 9" (3.83m x 2.06m)

#### w/c

#### Sitting Room

14' 7" x 10' 12" (4.44m x 3.35m)

#### Play Room

9' 11" x 8' 8" (3.01m x 2.63m)

#### Utility Room

#### Kitchen/Living

29' 6" x 20' 1" (8.98m x 6.12m)

### First Floor

#### Landing

#### Bedroom Two

17' 11" x 11' 0" (5.45m x 3.36m)

#### En-Suite

#### Bedroom Three

15' 6" x 10' 8" (4.72m x 3.26m)

#### En-Suite

#### Bedroom Four

14' 5" x 8' 10" (4.39m x 2.68m)

#### Bedroom Five

14' 5" x 8' 10" (4.39m x 2.68m)

#### Bathroom

### Second Floor

#### Landing





## Miles & Barr Exclusive Homes

14 Lower Chantry Lane, Canterbury - CT1 1UF

01227 499 000

exclusive@milesandbarr.co.uk

[www.milesandbarr.co.uk/](http://www.milesandbarr.co.uk/)

We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)