



2 Walnut Close, Broadstairs
£750,000

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Broadstairs, Broadstairs

Situated within a quiet cul-de-sac within close proximity to local amenities, stunning beaches and schools is this well presented four bedroom detached family home. The current owners have created a beautiful home perfect for anyone looking to move straight in, set back from the road the ground floor comprises a spacious entrance hallway, a modern wc, a spacious lounge with french doors leading out to the garden and a further reception room ideal for anyone looking to work from home. To the right of the home is a magnificent open plan kitchen/diner running the length of the home, ideal for entertaining, boasting a range of fitted appliances, tiled flooring and door to the double garage. There is also a large separate utility room with further range of wall and base units and a door to the garden.

To the first floor the property benefits from an impressive master bedroom suite with dressing room and en-suite shower facilities, there are a further three double bedrooms and a modern family bathroom.

Externally the home sits on a generous plot with a large front garden and off street parking to the front for 4-5 cars leading up to double garage with electric up and over door and its own loft storage. Side access leads to the sunny aspect private rear garden mainly laid to lawn with a variety of trees and flowers maximising privacy. There are two patio areas perfect for alfresco dining.

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to





Ground Floor

Entrance Hall

W/C

Study

12' 4" x 7' 6" (3.77m x 2.29m)

Kitchen/Dining Room

24' 1" x 14' 10" (7.34m x 4.53m)

Lounge

18' 3" x 12' 4" (5.56m x 3.77m)

Utility Room

9' 2" x 6' 3" (2.8m x 1.9m)

First Floor

Landing

Bedroom One

13' 4" x 12' 4" (4.06m x 3.77m)

Dressing Room

10' 9" x 4' 11" (3.28m x 1.5m)

En-Suite Shower Room

Bedroom Two

12' 9" x 9' 1" (3.89m x 2.76m)

Bedroom Three

11' 4" x 10' 4" (3.45m x 3.15m)

Bedroom Four

9' 4" x 9' 3" (2.85m x 2.83m)

Bathroom





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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