

- Detached Family Home
- Three Bedrooms
- Beautifully Presented
- Spacious Accommodation

74 Carlton Avenue, Broadstairs, CT10 1BB

£660,000

We are delighted to offer for sale this detached family home situated in one of the highest regarded areas of Broadstairs. Set within walking distance of the town with its many shops, cafes and restaurants as well as Viking bay and the sandy beaches it is renowned for. Transport links are also close by, the mainline railway station offers a fast service to London St Pancras in 84 minutes. The property is presented with neutral decoration and comprises entrance hallway, large formal sitting room, family sized dining room plus an open plan conservatory opening onto the garden and also encompassing the kitchen. There's also a separate office that opens to internal storage



Property Description

THE PROPERTY

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ENTRANCE HALLWAY

Double glazed entrance door, coved ceiling, inset lighting, radiator, oak flooring, door to downstairs storage cupboard, stairs to first floor, doors to:-

CLOAKROOM WC

Low level WC, corner wash hand basin with mixer tap, tiling to walls and floor, double glazed window, coved ceiling with inset lighting.

SITTING ROOM

18' 06" x 13' 05" (5.64m x 4.09m) Measurements maximum and into bay, coved ceiling, ceiling rose, double glazed window to the side, double glazed bay window to the front, radiator, TV point, telephone point, oak flooring.

DINING ROOM





13' 09" x 11' 02" (4.19m x 3.4m) Maximum measurements, coved ceiling, plaster ceiling rose, double glazed bay window to the side, radiator, oak flooring, a archway through to conservatory:-

OPEN PLAN RECEPTION ROOM

18' 07" x 16' 0" (5.66m x 4.88m) Maximum measurements, Victorian style vaulted ceiling, two ceiling light points, two wall lights, two radiators, double glazed units on a brick built base, double glazed French doors to the garden, additional double glazed door with a cat flap, a archway to the kitchen, doors to:-

OFFICE

13' 10" x 8' 06" (4.22m x 2.59m) Double glazed window, laminate flooring, door to:-

SHED

10' 07" x 8' 06" (3.23m x 2.59m) Internal shed with a door to the garden, power and lighting.

KITCHEN

11' 01" x 7' 04" (3.38m x 2.24m) Measurements include a range of fitted base units with an electric oven, space for washing machine, space for dishwasher, work surface over is inset with a four burner gas hob plus an enamel sink unit and drainer with a mixer tap over, ceramic tiling, double glazed window, matching wall cabinets, coved ceiling with recessed lighting, door returning to the hallway.



STAIRS TO FIRST FLOOR

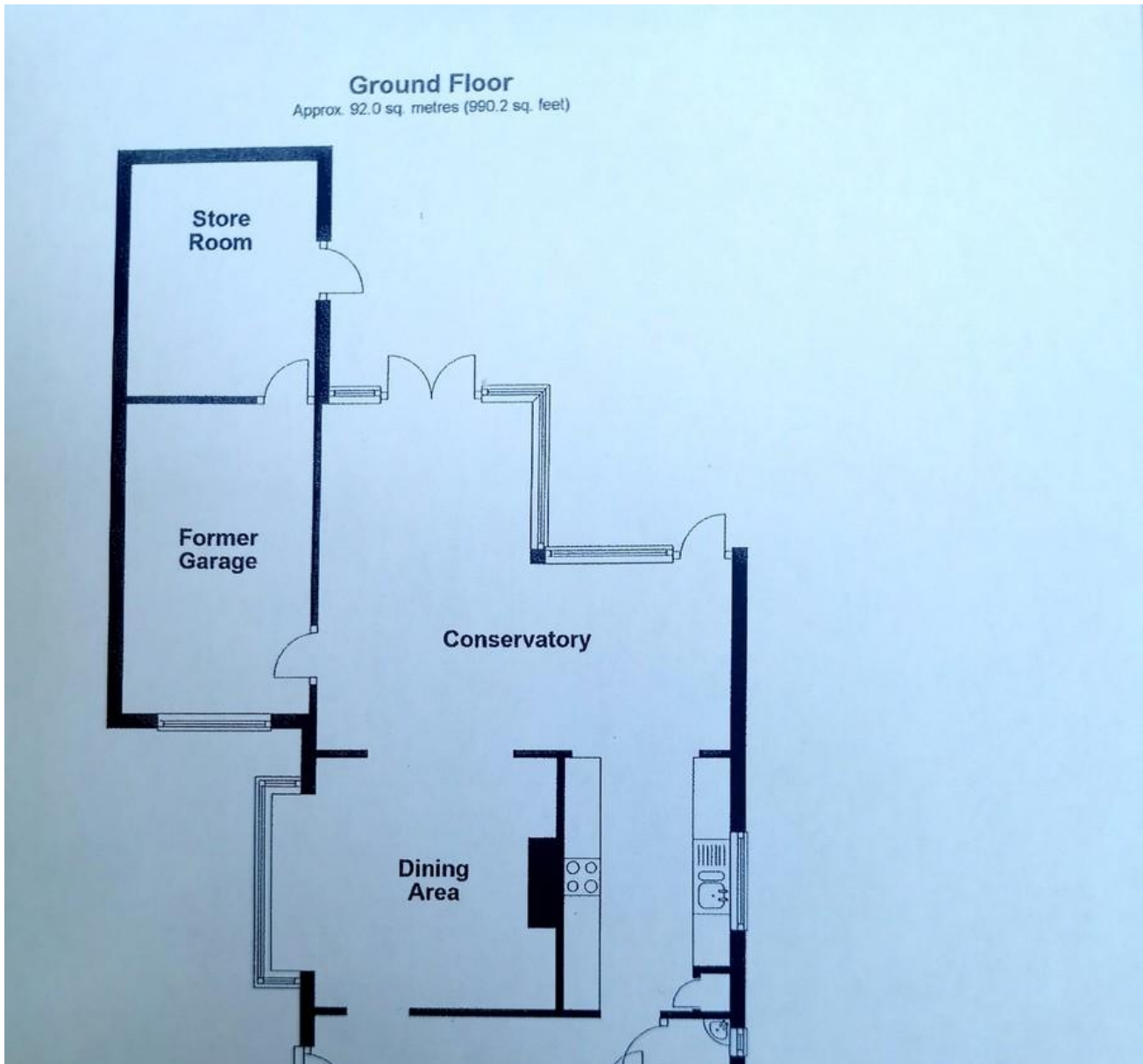
LANDING

Access to loft, coved ceiling, ceiling rose, double glazed window to the side, doors to:-

BEDROOM ONE

13' 10" x 13' 11" (4.22m x 4.24m) Maximum measurements, coved ceiling with inset lighting, double glazed bay window to the front, radiator, double doors to a walk in closet with three hanging rails and space for a large chest of drawers





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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 are 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.

