



- Charming Newly Built Chalet Bungalow
- Four Bedrooms Two Bathrooms
- Large Reception Room
- Kitchen Diner With Solid Work Surfaces

## 39 Nethercourt Gardens, Ramsgate, CT11 0RY

£399,995

\*AS NEW / NHBC REMAINING / FOUR BEDROOMS / A TOTAL TARDIS\* A charming, newly built, detached chalet bungalow that must be viewed to appreciate the quality and space available. Presented to show home standards and comprising wide entrance hallway (built with disabled access in mind) large sitting room, spacious kitchen diner with solid work surfaces, a large ground floor bedroom, spacious bathroom WC and a good single bedroom or home office. On the first floor the landing provides access to the principal bedroom that has an en suite shower room and WC plus plenty of built in storage. An additional double bedroom has a walk in wardrobe plus additional storage. To the rear a private garden set with a paved patio and faux grass. To the front a block paved driveway provides off road parking for several vehicles and has attractive planted borders. This property boasts one of the best EPC ratings (B) we have seen, plus has around 5 years remaining on the NHBC.



## Property Description

### THE PROPERTY

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### LOCATION

Nethercourt Gardens is a tucked away location, set with similar style of property, mostly bungalows. There are infant and primary schools in close proximity as well as a good selection of facilities plus Ramsgate mainline train station with a fast route to London St Pancras in just over an hour.

### ENTRANCE HALLWAY

Double glazed entrance door, insulated lighting, radiator, laminate flooring, alarm panel, oak door to stairs to first floor, oak doors to:-

### SITTING ROOM

17' 1" x 12' 3" (5.21m x 3.73m) Oak glazed door, Double glazed French doors open onto the patio, TV point, telephone point, radiator.

### KITCHEN DINER

19' 01" x 9' 8" (5.82m x 2.95m) Glazed oak door, Measurements include a range of contemporary fitted base units with space for an American style fridge freezer, washing machine and a full sized dishwasher. The double electric fan oven is set in a tower unit and conveniently at eye level, polished granite work surface has an under mounted stainless steel sink unit and a mixer tap, drainage grooves are cut into the granite. There is also an inset induction hob with a filter hood over, range of matching wall units, double glazed window to side, double glazed French doors to the garden, attractive under lighting as well as inset leds to the ceiling, radiator, laminate flooring.

### BATHROOM WC

7' 09" x 7' 01" (2.36m x 2.16m) Suite includes a wall hung WC with recessed flush, vanity wash basin with mixer tap and storage drawers, "P" shower bath with side fill mixer taps as well as recessed shower mixer, curved glass shower screen, double glazed frosted window, heated chrome towel rail, localised tiling, tiled floor ceiling inset with led down lighters, wall mounted illuminated medical cupboard.

### BEDROOM

14' 4" x 10' 7" (4.37m x 3.23m) Double glazed bay window, radiator.

### BEDROOM 4 OR STUDY

9' 07" x 6' 10" (2.92m x 2.08m) Double glazed window, radiator.

### STAIRS TO:-

### LANDING





Access to a limited loft space, light tunnel, inset led lighting.

#### PRINCIPAL BEDROOM

13' 7" x 11' 1" (4.14m x 3.38m) Maximum measurements, two velux windows with blackout blinds, radiator, double doors to double plus wardrobe, door to:-

#### EN SUITE SHOWER ROOM

Suite comprises wall hung WC, vanity wash basin with storage below, corner shower enclosure with mains fed shower fitting, attractive tiling, extractor fan, inset led lighting, light tunnel port, recessed medicine cabinet with shaver point.

#### BEDROOM TWO

14' 01" x 9' 9" (4.29m x 2.97m) two velux windows, radiator, double doors to boiler cupboard, wall mounted gas boiler, door to:-

#### WALK IN WARDROBE

Fitted with a hanging rail, storage shelf, space for chest of drawers, sensor lighting.



#### REAR GARDEN

Accessed from both the kitchen diner and the sitting room, step out onto paved patio. There is a faux lawn with mature planting plus a raised border, outside tap and lighting, side alleyway and gate for side pedestrian access.

#### FRONT GARDEN

Block paving offers parking for several vehicles, raised brick built planter with mature planting, planted borders.

#### AGENTS NOTES

All measurements are for general purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of effort.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of any 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.

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

#### PERSONAL INTEREST

Under the Estate Agents Act section 21 - 1979 we advise that the seller is related to an employee of Thomas Jackson.

#### COUNCIL TAX

Council Tax Band - D

Council Tax Cost (EPA) £2,202.48

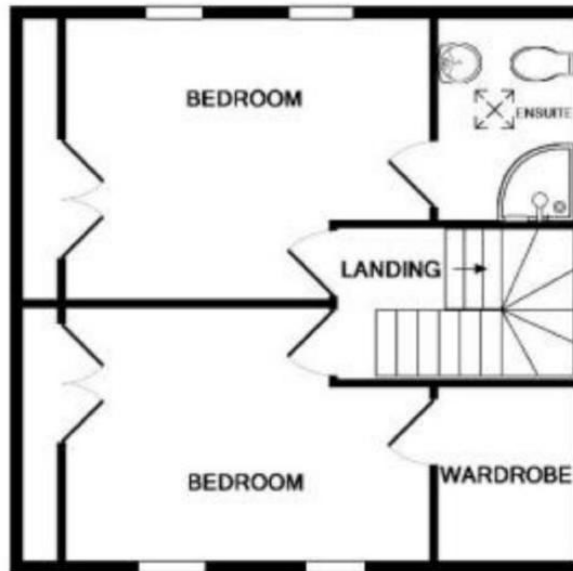
#### ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.





GROUND FLOOR  
APPROX. FLOOR  
AREA 739 SQ.FT.  
(68.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 449 SQ.FT.  
(41.7 SQ.M.)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	81	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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

Thomas  
jackson  
ESTATE AGENTS

