



Thomas
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ESTATE AGENTS



38 Staplehurst Gardens

Margate, CT9 3JD

- Beautifully Presented In Palm Bay
- Four Bedrooms Plus Study
- Open Plan Living Room & kitchen

£375,000

EPC Rating '83'





Property Description

THE PROPERTY

Stunning in Palm Bay We are delighted to offer for sale this beautiful, extended semi detached house that is presented to an impeccable standard. Having been thoughtfully and meticulously decorated to a contemporary style, perfect for the growing modern family. Versatile accommodation comprising entrance porch, open plan sitting room and dining room with an open aspect fitted kitchen plus a large orangery that opens to the garden. There is a ground floor bedroom with its own sitting room that opens to the garden, perfect for an older family member or teenagers den. On the first floor a contemporary bathroom suite and three bedrooms. To the rear a private lawned garden comes complete with pond, lawn and patio. The property boasts gas central heating as well as double glazing plus the possibility of a solar panel system available subject to separate negotiations.

ENTRANCE PORCH

Double glazed entrance door, double glazed panels to side and front, ceramic tiled floor, coved ceiling inset with led



lighting, part glazed door to:-

OPEN PLAN RECEPTION ROOM

21' 03" x 21' 03" (6.48m x 6.48m) Broadly 'L' shaped, maximum measurements include the kitchen and stairs to first floor, oak newel posts and handrail with glass panel leads to the first floor, attractive under stairs storage, oak flooring, two radiators, double glazed window to the front, double glazed French doors to the orangery, access to:-

KITCHEN

10' 08" x 10' 0" (3.25m x 3.05m) Measurements include fitted base units with a fitted electric oven, space for washing machine, space for American fridge freezer, work surface inset with a resin sink, drainer and mixers taps, plus a four burner induction hob, attractive tiled splash back, matching wall units, ceiling inset with led down lighters, oak flooring.

ORANGERY

17' 11" x 9' 06" (5.46m x 2.9m) Solid walls to end elevations, glazed roof, double glazed units, Oak flooring double glazed French doors open onto the garden, radiator, wall light points, electric points.

GROUND FLOOR BEDROOM

16' 09" x 7' 09" (5.11m x 2.36m) Coved ceiling, double glazed window to the front, radiator, laminate flooring, connecting door to:-

STUDY/SITTING ROOM

11' 03" x 7' 06" (3.43m x 2.29m) Coved ceiling, radiator, double glazed French doors open onto the garden.

STAIRS TO FIRST FLOOR

LANDING

Access to the loft, door to airing cupboard, doors to:-

BEDROOM ONE

14' 0" x 12' 0" (4.27m x 3.66m) Maximum measurements into door well, coved ceiling, radiator, double glazed window.

BEDROOM TWO

11' 03" x 8' 04" (3.43m x 2.54m) Coved ceiling, double glazed window, radiator.

BEDROOM THREE

8' 06" x 7' 05" (2.59m x 2.26m) Coved ceiling, double glazed window, radiator.

BATHROOM





Recently refurbished to a high standard, panel bath with a mixer tap and shower over, vanity wash hand basin with draws and storage below, low level WC, attractive tiling, illuminated mirror, attractive tiled niche, double glazed window, heated towel rail, tiled flooring, low level illuminated bath panel.

GARDEN

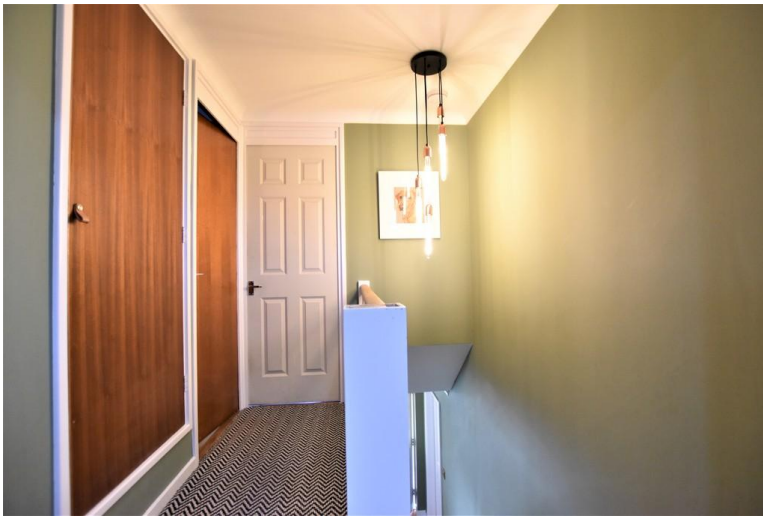
Accessed from both the orangery as well as the study, paved patio, lawn, nature pond, pedestrian access to the side.

MEASUREMENTS

All measurements are for general guidance 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 error. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

AGENTS NOTES

Our Vendor advises that the loft space has recently been insulated, the boiler has a long warranty, the Solar panels have been newly installed and could be available via separate negotiation.



Floor Area: 1,011 ft²/ 94 m²

Conservation Area: No

Flood Risk: Very Low

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		



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