



Thomas
jackson
ESTATE AGENTS



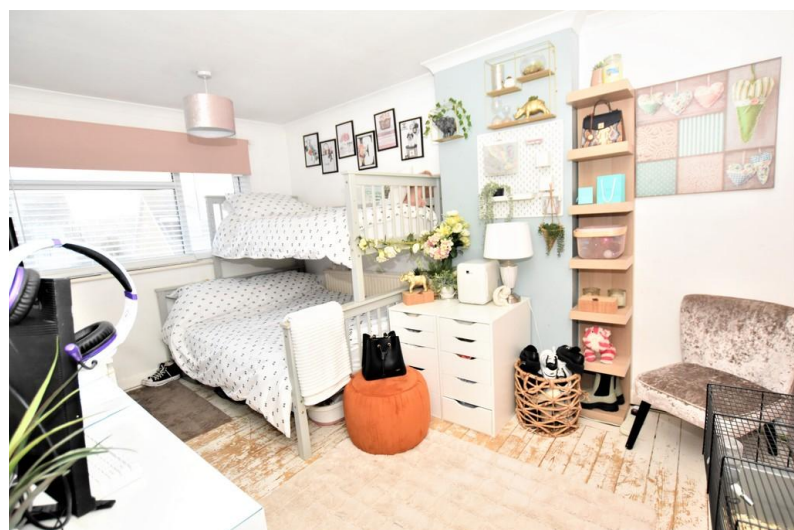
The Maples

Broadstairs, CT10 2PE

- Super Semi-Detached House
- Versatile Accommodation
- Open Plan Reception Room
- GCH & DG Large Conservatory

£355,000

EPC Rating 'TBC'





Property Description

THE PROPERTY

Situated on the ever-popular Wimpy estate, we are delighted to offer for sale this lovely family home. Situated on a corner plot with the garage to the side gives the property a larger than average garden with side pedestrian access. There is an abundance of local facilities on the door step, including Westwood cross, excellent schools as well as good transport links. The property currently arranged as entrance porch, open plan reception room leading through to dining room and kitchen. To the rear of the kitchen a large conservatory currently separated to offer two separate areas. On the first floor there are three bedrooms and the family bathroom. To their rear of the property a large, paved patio and lawn with pedestrian access to the side. The garage to the side is currently utilised as a two-stage office space while to the front there is a driveway and lawn. The property boasts both gas central heating as well as double glazing, viewing is essential to appreciate the space on offer.

ENTRANCE PORCH



Double glazed door, window to side and end, wooden panelled ceiling, laminate flooring, meter cupboard, door to:-

ENTRANCE HALLWAY

Stairs to first floor, radiator, doorway to:-

OPEN PLAN SITTING ROOM

13' 07" x 12' 04" (4.14m x 3.76m) Coved ceiling, double glazed window to the front, laminate flooring, feature fire surround, panelled walls, square arch to:-

DINING AREA

10' 04" x 8' 03" (3.15m x 2.51m) Coved ceiling, radiator, kitchen island, coved ceiling, laminate flooring, door to conservatory, open access to:-



KITCHEN

10' 04" x 7' 02" (3.15m x 2.18m) Measurements include a range of fitted base units, space for a range style cooker, plumbing for washing machine, tiled splash backs, double glazed window, matching wall cabinets, laminate flooring, opening to conservatory.

CONSERVATORY

polycarbonate roof, brick-built base with double glazed units, double glazed doors open onto the garden.



Currently set as two separate areas

11'11" x 7' 06"

11'11" x 7'05"

STAIRS TO:-

LANDING

Access to loft space, double glazed window, doors to:-

BEDROOM ONE

13' 05" x 8' 10" (4.09m x 2.69m) Plus depth of double built in wardrobe, coved ceiling, double glazed window, attractive panelling.



BEDROOM TWO

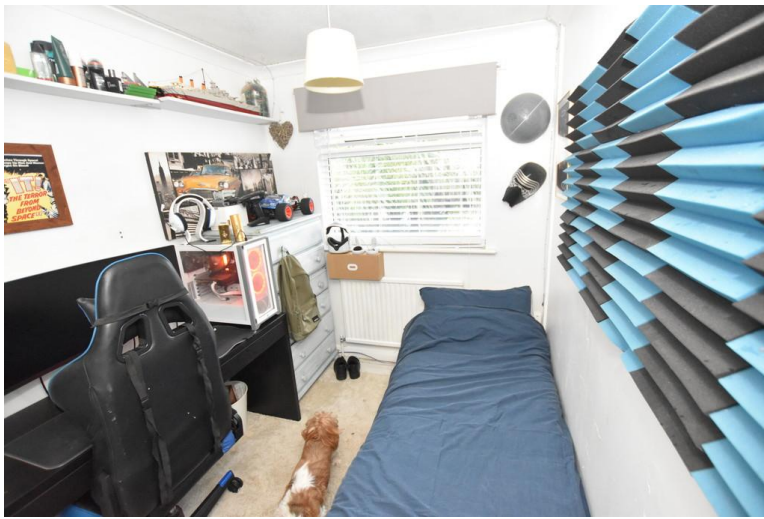
9' 03" x 9' 03" (2.82m x 2.82m) Coved ceiling, double glazed window, radiator, attractive panelling.

BEDROOM THREE

10' 05" x 6' 07" (3.18m x 2.01m) Coved ceiling, radiator, double glazed window, radiator, built in over stairs cupboard.

BATHROOM WC

Suite comprising of panel bath with an electric shower



over, glass shower screen, low level WC, vanity wash basin, tiled splash backs, double glazed window, radiator.

REAR GARDEN

The rear garden is accessed from the French doors from the conservatory, large paved patio, lawn, well planted borders with mature shrubs and trees, paved access to the side, pedestrian access to the front, door to:-

GARAGE

Currently utilised as two separate areas, power and lighting, double glazed window to the side, window to the rear.



FRONT GARDEN

Laid to lawn with planted borders, off road parking.

AGENTS NOTES

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 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.

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.

%epcGraph_c_1_325%



152 Northdown Road
Cliftonville
Margate
Kent
CT9 2QN

www.thomasjackson.biz
01843 221000
sales@thomasjackson.biz

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

