



3 ELMWOOD PARK
THE PADDOCKS
BROADSTAIRS



Oakwood[®]
Prestige & Country

3 ELMWOOD PARK | THE PADDOCKS | BROADSTAIRS | KENT | CT10 3AP

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Set within a quiet cul de sac in a sought after location in Broadstairs this beautiful 4 bedroom detached home has been upgraded and extended by the current owners. Built in 2009 to a high specification the property offers spacious accommodation amounting to in excess of 2,200 square feet and lovely wrap around gardens meaning access to the sun or shade at all times. The heart of the home is the lovely extended kitchen family room with its glass sided extension but in addition this beautiful room there are three further reception rooms to the ground floor. The five bedrooms range over the first and second floors, there are two with en-suites and a family bathroom. This really is a stunning family home occupying a generous plot in a lovely secluded location.



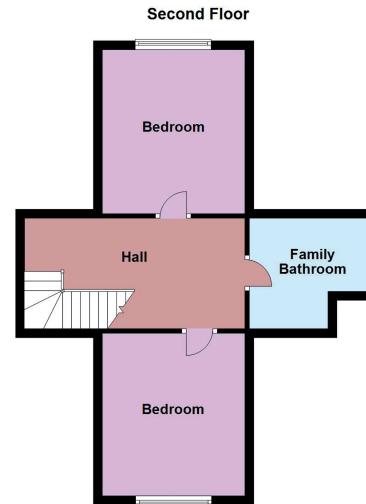
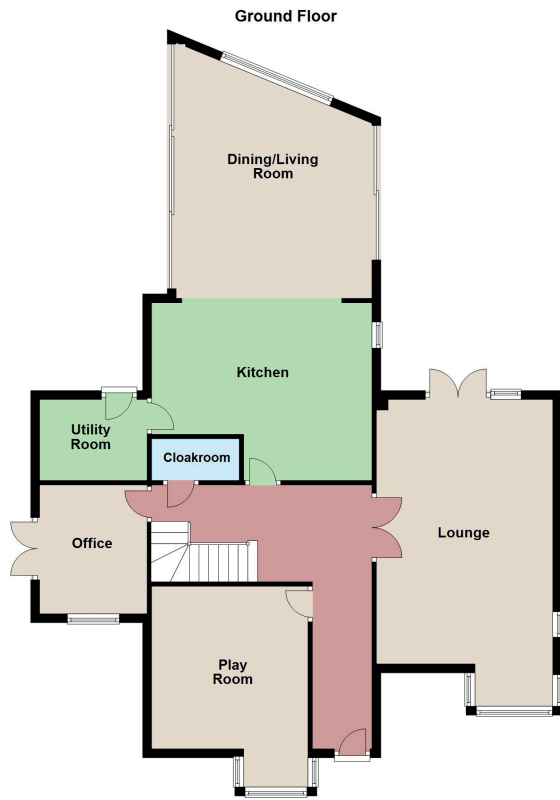
- STUNNINGLY EXTENDED FAMILY HOME
- 5 BEDROOMS
- 2 EN- SUITES
- 3 RECEPTIONS
- 30 FOOT LUXURY KITCHEN FAMILY ROOM
- LOVELY GLASS EXTENSION
- DOUBLE GARAGE
- EXTENSIVE WRAP AROUND GARDENS



LOCATION

The Jewel in Thanet's crown, Broadstairs is nestled on the eastern most tip of Thanet. Recognised as one of the UK's most desirable coastal towns it combines elegant charm and bustling energy in equal measure. A thriving and diverse town centre, sandy beaches, strong schools and an artisan feel makes this an ideal place to reside. Serviced by a mainline railway connection to London (approximate travel time 80 minutes) and main road connections to Canterbury and beyond this elegant seaside resort is well suited to the commuter as well.





Ground floor

Entrance hall: 6'01" (1.85m) x 3'01" (0.94m)
 Guest wc: 19'09" (6.02m) x 13'01" (3.99m)
 Lounge: 14'09" (4.50m) x 11'06" (3.51m)
 Dining room: 9'05" (2.87m) x 8'01" (2.46m)
 Kitchen family room: 30'00" (9.14m) x 16'04" (4.98m)
 Utility Room: 7'07" (2.31m) x 6'06" (1.98m)

First floor

Bedroom: 13'04" (4.06m) x 12'09" (3.89m)
 Dressing room: 6'06" (1.98m) x 5'00" (1.52m)
 En-suite: 8'00" (2.44m) x 6'06" (1.98m)
 Bedroom: 11'06" (3.51m) x 11'02" (3.40m)
 En-suite: 9'04" (2.84m) x 4'04" (1.32m)
 Bedroom: 12'00" (3.66m) x 11'06" (3.51m)

Second floor

Bedroom: 12'03" (3.73m) x 10'06" (3.20m)
 Bedroom: 11'10" (3.61m) x 10'06" (3.20m)
 Bathroom: 10'00" (3.05m) x 8'04" (2.54m)

Exterior

Approached via a private drive which leads to a double garage with additional off street parking. The rear garden wraps around the house on three sides and is primarily lawned with mature tree and shrub borders, ample seating areas and a lovely entertaining area.

EPC Rating C

Council Tax Band G

what3words

///drape.flock/shells

Guide Price

£925,000



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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Oakwood Prestige & Country for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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