



- Four bedrooms
- Loft rooms
- Conservatory overlooking the garden
- Stylish white gloss kitchen with

40 Millmead Avenue, Margate, CT9 3LP

£450,000

A beautifully presented four bedroom family home situated in a popular location with easy access into Broadstairs and Cliftonville. The generously proportioned and smartly presented accommodation is arranged on the ground floor to provide an entrance hall, sitting room, dining room, conservatory, downstairs W.C and a 16ft fitted kitchen with granite worksurfaces. To the first floor there are four bedrooms, a shower room and a large loft room. Outside the property benefits from a mature garden to the rear with a charming brick potting shed, garage and drive for several cars. Additional features include: rain sensor electric velux windows, cavity wall insulation, under floor



Property Description

HALL

Double glazed door, double glazed/leaded window panel, stairs to the first floor, parquet flooring, radiator, under stairs cupboard housing the meters, coved ceiling, burglar alarm panel.

SITTING ROOM

13' 6" x 14' 2" (4.11m x 4.32m) Measurements into the bay and recess.

Double glazed bay window, stone fireplace with an gas coal effect fire, 2 x radiators, television point, network point, coved ceiling, solid oak flooring.

DINING ROOM

11' 11" x 12' 2" (3.63m x 3.71m) Double glazed French doors and window panels, wooden mantel with an open fire, radiator, parquet flooring, coved ceiling.

KITCHEN

16' 1" x 8' 4" (4.9m x 2.54m) Measurements to include a contemporary white gloss fitted kitchen, black granite worksurfaces, upstand, window sills, insets stainless steel sink with a extending spout, space and plumbing for a dishwasher, electric oven, induction hob, chimney cooker hood extractor hood, wall mounted boiler, double glazed window, space for a fridge/freezer, tiled flooring with under floor heating, inset spot lights, radiator, under floor heating control.

CONSERVATORY

16' 8" x 11' 4" (5.08m x 3.45m) Double glazed construction, 3 x triple glazed electric velux windows with rain sensors, double glazed French doors, 1 single glazed door, television point, network point, tiled flooring with under floor heating, control panels for the velux windows, under floor heating and concealed lighting. Cupboard with ample storage, power and light (currently used for the washing machine and tumble dryer), there is some under floor heating in this cupboard.





DOWNSTAIRS W.C.

W.C. - double glazed window, low level W.C, wall mounted wash hand basin, double glazed window, tiled walls, vinyl tiled effect flooring, radiator.

STAIRS/LANDING

Loft access - we understand the loft has power, light and is insulated.

Cupboard for storage, wall mounted heater, control for the bathroom extractor, control for the under floor heating.

BEDROOM ONE

10' 6" x 11' 11" (3.2m x 3.63m) Measurements into the bay and from the wardrobes.

Double glazed bay window, coved ceiling, radiator, extensive fitted wardrobes with hanging and shelving, sliding mirrored doors, laminate flooring, television point.

BEDROOM TWO

11' 11" x 9' 10" (3.63m x 3m) Double glazed window, fitted wardrobe with hanging and shelving, sliding mirrored doors, radiator, network point, carpet flooring.

BEDROOM THREE

8' 5" x 8' 1" (2.57m x 2.46m) Double glazed window, radiator, coved ceiling, carpet flooring.

BEDROOM FOUR

8' 0" x 8' 6" (2.44m x 2.59m) Double glazed window, loft access, radiator, There is currently a timber staircase in situ, the staircase can be removed.

SHOWER ROOM

White suite comprising a low level W.C. pedestal hand basin, double shower enclosure, glass screen, mains shower, marble effect tiled walls, chrome heated towel rail, 2 x double glazed windows, extractor fan, under flooring heating.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		



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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

