



Thomas
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ESTATE AGENTS



7 Beaconsfield Gardens

Broadstairs, CT10 2AR

- Delightful Detached House
- Secluded Location Yet Close To Everything
- Versatile Layout
- Master En Suite

£639,995

EPC Rating '70'





Property Description

THE PROPERTY

An incredibly versatile, detached house of character, set enviably in a tucked away location yet close to every essential amenity. If you seek peace and quiet from today's hectic life, this is the place for you. Beaconsfield Gardens is a turning from Upton Road, even locals will struggle to find it. The property itself offers a flexible layout and could be ideal for the extended family or those simply seeking space. Arranged currently as a large reception hall with plenty of storage, a shower room and WC, an open plan kitchen diner, a snug that opens to the garden, large sitting room and an 11ft ground floor bedroom or office. On the first floor a 16ft master bedroom with an en suite, plus three additional bedrooms and the family bathroom that features a large bath. Externally there is a large, private lawned garden with a substantial garden or games room, while the front provides parking for a number of vehicles. The property benefits from gas central heating as well as double glazing.



LOCATION

Beaconsfield Gardens is situated off of Upton Road between numbers 11 and 13.

FRONT EXTERNAL

To the front of the property is a large block paved forecourt with potential parking for four or so vehicles.

RECEPTION HALL

12' 02" x 7' 09" (3.71m x 2.36m) Part glazed entrance door to entrance hallway, attractive flooring, double glazed window, doors to two walk in storage cupboards, one set as a utility room with plumbing for washing machine and drier, doors to:-

SHOWER ROOM WC

Suite comprising of a large walk in shower with an electric shower over, contemporary low level WC and wash hand basin combination with storage under, attractive tiling, double glazed window, heated towel rail.



OPEN PLAN KITCHEN DINER

20' 02" x 13' 06" (6.15m x 4.11m) Maximum measurements, includes a comprehensive range of fitted base units and include the dog leg staircase to the first floor, fitted integrated dishwasher, space for a range cooker, space and plumbing for an American fridge freezer, work surface over inset with a stainless steel sink and drainer with mixer taps over, matching upstands, double glazed window to the front, wall mounted gas boiler set in a larder cupboard with plenty of storage, radiator, laminate flooring, breakfast bar area, square arch to:-



SNUG / SUN LOUNGE

15' 02" x 8' 03" (4.62m x 2.51m) skylight window, double glazed windows, double glazed French doors to the garden, laminate flooring, inset lighting.

FORMAL SITTING ROOM

16' 0" x 13' 08" (4.88m x 4.17m) Coved ceiling, double glazed window, double glazed French doors open to the garden, radiator, laminate flooring.



STUDY OR BEDROOM FIVE

11' 05" x 9' 0" (3.48m x 2.74m) Double glazed window, radiator.

STAIRS TO:-

LANDING

Access to the loft space, doors to:-



MASTER BEDROOM

16' 0" x 14' 3" (4.88m x 4.34m) Plus door well, two double glazed windows overlook the rear garden, radiator, door to:-

EN SUITE SHOWER ROOM WC

Suite comprising low level Wc, double shower enclosure with a mains fed shower fitment, pedestal wash basin, attractive tiling, radiator.

BEDROOM TWO

10' 06" x 9' 09" (3.2m x 2.97m) Double glazed window, radiator.

BEDROOM THREE

14' 04" x 9' 06" (4.37m x 2.9m) Double glazed window, radiator.

BEDROOM FOUR

10' 04" x 9' 10" (3.15m x 3m) Double glazed window, radiator.

FAMILY BATHROOM

Suite comprising an impressive double ended, side fill bath, pedestal wash basin, low level WC, double glazed window, radiator, part tiled, extractor fan, double glazed window.

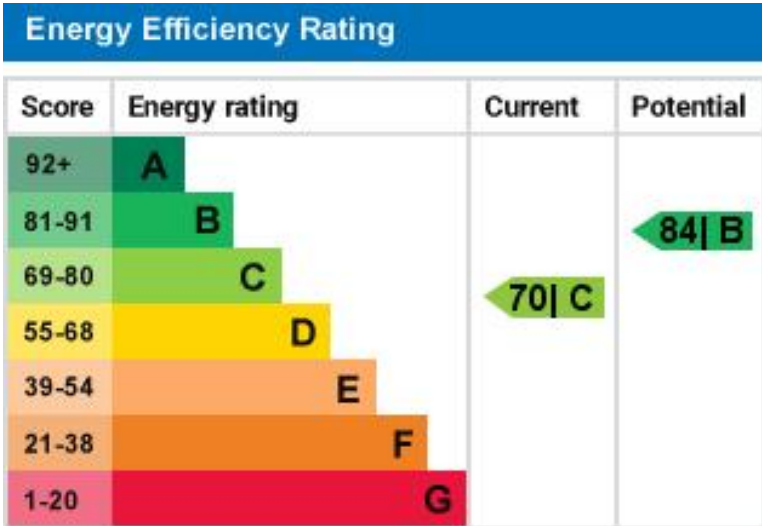


REAR GARDEN

The rear garden is set privately within fenced perimeters, set in the main as lawn and spacious patio, large garden room, games room.

AGENT NOTES

All measurements are for general guidance purpose only. The measurements are approximate, the measurements



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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 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

