



Thomas
jackson
ESTATE AGENTS



44 Crundale Way

Cliftonville, Margate, CT9 3YH

- Generous plot
- Four bedrooms
- Cloakroom
- Contemporary fitted kitchen
- Refitted Bathroom WC
- Private Manicured Gardens
- Viewing Essential

£485,000

EPC Rating '67'





Property Description

DESCRIPTION

This stunning family home has been beautifully refurbished over recent years, presenting a truly wonderful family home. A larger than average plot on the popular Palm Bay Estate close to difftop walks and beautiful sandy beaches. A well-arranged family home comprising: a useful entrance porch, oakroom, contemporary kitchen and a spacious lounge/diner leading into the bright conservatory, overlooking the rear garden. Upstairs there are four good size bedrooms and a stylish bathroom with a bath and shower. Externally the property enjoys a generous rear garden with several patio areas, laid to lawn with raised beds made from sleepers, mature shrubs and plants. There is a large driveway to the front with parking for up to four cars and access to a single garage. A superb family home that must be viewed internally to appreciate the accommodation on offer.

PORCH

Double glazed door and window panels, electric and gas meters, vinyl wood effect flooring, single glazed door into-

HALLWAY

L Shape hallway, Amtico flooring, radiator, stairs to the first floor, radiator, under stairs cupboard, built in double cupboard with



sliding doors.

CLOAKROOM

Double glazed window, low level W.C., double vanity with ceramic basin and mixer tap, radiator, wood effect vinyl flooring, radiator.

LOUNGE/DINER

22' 3" x 11' 4" (6.78m x 3.45m) Double glazed window, 2 x radiator, serving hatch, single glazed french doors and windows, carpet flooring.

CONSERVATORY

9' 10" x 9' 2" (3m x 2.79m) Double glazed construction, laminate flooring.



KITCHEN

10' 8" x 11' 7" (3.25m x 3.53m) Measurements to include: Matching fitted base and eye level gloss cupboards, solid Oak worktops, part tiled walls, white sink with mixer tap and drainer, space for range cooker, space for fridge/freezer, space and plumbing for washing machine and dishwasher, kickboard lighting, Amtico luxury vinyl flooring, breakfast bar, serving hatch, double glazed window and door, radiator.

FIRST FLOOR LANDING

Loft access, we understand the loft is part boarded and is insulated. Carpet flooring, cupboard housing the water tank.

BEDROOM ONE

11' 5" x 8' 11" (3.48m x 2.72m) Double glazed window, radiator, fitted wardrobe with sliding mirrored doors, carpet flooring.

BEDROOM TWO

10' 9" x 9' 0" (3.28m x 2.74m) Double glazed window, radiator, carpet flooring.

BEDROOM THREE

12' 1" x 8' 4" (3.68m x 2.54m) Double glazed window, laminate flooring, radiator, built in cupboard.

BEDROOM FOUR

6' 2" x 10' 9" (1.88m x 3.28m) Double glazed window, radiator, laminate flooring.



BATHROOM

Double glazed frosted window, white suite comprising a panelled bath, vanity unit with inset basin and mixer tap, shower with, tiled walls and flooring, heated towel rail.

Please note the bathroom is currently in progress, the works will be completed prior to completion.

FRONT GARDEN

Indian sandstone driveway with parking for up to four cars, access into the garage, pedestrian side access to the rear garden, mature shrubs and plants, outside tap.





REAR GARDEN

Granite patio, laid to lawn with mature shrubs and side borders, raised beds made from sleepers, large pond, outside tap, outside power, decked patio area.

GARAGE

Up and over door, power and light, rear single glazed door.

MEASUREMENTS

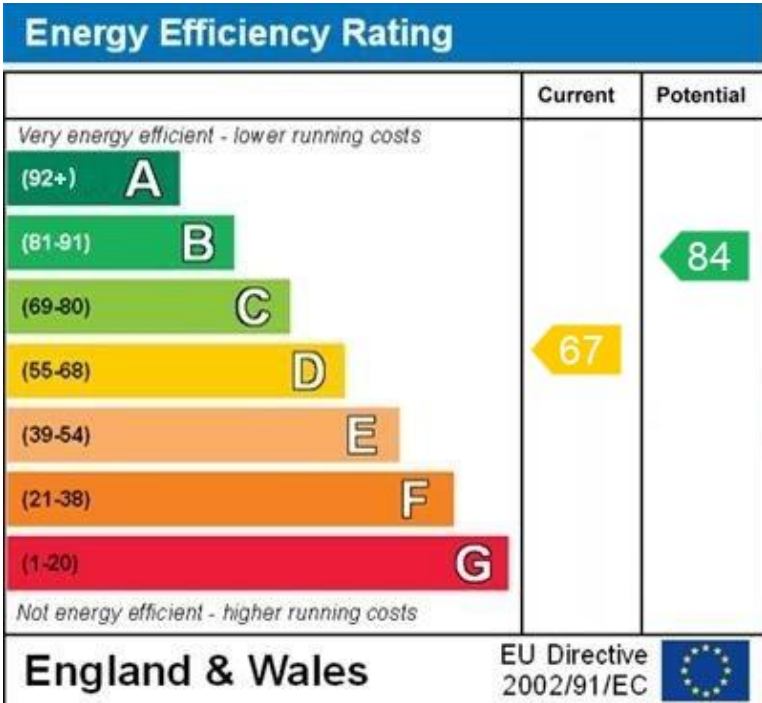
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AGENTS NOTES

Freehold
Council Tax Band D
EPC Band C

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.



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