



Oakwood homes®
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Property brochure



MANNOCK DRIVE
MANSTON
RAMSGATE
KENT
CT12 5DG

Guide price £380,000 to £400,000

3 Bedrooms

1 Reception

2 Bathroom

1 Garage

EPC B

Tenure FREEHOLD
Council Tax D



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The Property

Guide price £380,000 to £400,000 Introducing this stunning and exceedingly well-maintained three-bedroom detached house. Situated in a desired cul-de-sac location, this contemporary family home offers an unparalleled combination of style, comfort, and convenience. Immaculate throughout, this property is an absolute must see in Mannock Drive, Manston, Ramsgate. The accommodation comprises three generously sized bedrooms, with the master bedroom benefiting from an en-suite shower room. Having a spacious lounge featuring French doors leading to the rear garden, the modern kitchen boasts a sleek design, complete with integral appliances including fridge/freezer, dish washer, double oven, washing machine as well as exquisite quartz work tops and French doors leading to the garden. The village location provides a peaceful setting while still being within easy reach of local amenities and transport links. Thanet Parkway Station is a short drive away and offers high speed trains to London.

Location

Located in popular Manston Village, you are nicely situated between Birchington and Ramsgate. Local bus route are available and it's a short drive to Thanet Parkway train station.

Accommodation

GROUND FLOOR

Hallway

Cloakroom

Lounge

18'2" (5.54m) x 10'11" (3.33m)

Kitchen/diner

18'4" (5.59m) x 9'8" (2.95m)

FIRST FLOOR

Landing

Bedroom 1

10'11" (3.33m) x 10'11" (3.33m)

En-suite

Bedroom 2

9'8" (2.95m) x 9'5" (2.87m)

Bedroom 3

9'8" (2.95m) x 8'9" (2.67m)

Bathroom

7'6" (2.29m) x 6'2" (1.88m)

OUTSIDE

Front garden with drive leading to garage. Rear garden

Service charge £40 PCM.

5 years builder's warranty remains

Broadband is delivered via fibre to the house

A restriction exists preventing commercial vehicles, caravans or boats from being kept on the front driveway

Planning permission was granted in 2023 for the erection of a porch and alterations to provide further off street parking. Reference: FH/TH/23/0479



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Key Features

- Three bedrooms
- Two bathrooms
- 7 years old
- Garage
- Rural location
- Rear garden
- Modern home
- Family home



Total area: approx. 94.1 sq. metres (1012.4 sq. feet)

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0023789/20240718/20240718/RLDP

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