

Property brochure



YOAKLEY SQUARE
MARGATE
KENT
CT9 4BB

Price: Offers Over: £390,000

4 Bedrooms


1 Reception

3 Bathrooms

1 Garage

EPC D

Tenure FREEHOLD
Council Tax B

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The Property

A WELL PRESENTED 4 DOUBLE BEDROOM SEMI DETACHED FAMILY HOME IN A GOOD LOCATION OVER LOOKING A GREEN. Early viewing is a must of this lovely sized home which has double bedrooms for all the family along with 2 en-suites as well as a family bathroom. The generous accommodation is arranged over three floors with the master bedroom and en-suite on the top floor, on the first floor are three further bedrooms and well appointed family bathroom. On the ground floor there is a large lounge/diner with further study area to the rear and a nice sized kitchen. There is an attached garage with handy utility space with parking in front for at least 3 cars and a low maintenance rear garden with handy home office/games room. There is central heating and double glazing and in our opinion this house is a credit to the current owners.

Location

Located in Yoakley Square which is in a great position handy for Westwood Cross as well as the QEQM Hospital and the sea front with local shops and schools close by. The Old Town is approximately 3/4 mile away and has a good selection of bars and restaurants along with across the main sands the railway station which provides good transport links to London and beyond.

Accommodation

GROUND FLOOR

Large Hall
Kitchen 17'6" (5.33m) x 9'2" (2.79m)
Lounge/Diner 22'10" (6.96m) x 12'5" (3.78m)
Study Area 9'10" (3.00m) x 4'6" (1.37m)

FIRST FLOOR

Landing
Bedroom 2 12'7" (3.84m) x 10'8" (3.25m) not into built in wardrobe
Bedroom 3 10'4" (3.15m) x 10'2" (3.10m) not into wardrobe
Bedroom 4 9'1" (2.77m) x 8'4" (2.54m)
Bathroom 7'10" (2.39m) x 5'7" (1.70m)

TOP FLOOR

Landing
Bedroom 1 14'5" (4.39m) x 10'0" (3.05m)
En-suite 8'10" (2.69m) x 3'10" (1.17m)

OUTSIDE

Garage 14'3" (4.34m) x 12'3" (3.73m) power & light utility space
Front garden providing parking for up to 3 cars.
Rear garden with patio area and artificial lawn -
Games Room/Gym/Home Office 11'6" (3.51m) x 9'6" (2.90m)



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Key Features

- Large semi detached family home
- 4 double bedrooms
- en-suite
- Well appointed family bathroom
- Large lounge/diner
- Kitchen
- Study Area
- Garage & parking
- Low maintenance rear garden
- Games room/home office
- Must be seen

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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. MAR0021674/DGSM20240719

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