



30 Vicarage Street, Broadstairs  
£425,000



# 30 Vicarage Street

Broadstairs, Broadstairs

Situated on a generous corner plot is this stunning detached bungalow, the current owners have completed an extensive programme of refurbishment throughout the bungalow creating a beautiful modern spacious home. Set back from the road the porch has been extended, once inside the home you are greeted by the bespoke oak doors and skirtings, to the left is a large lounge with new patio doors leading out to the front and side gardens, and new radiators, there is also a Nest heating system. The old chimney stack has been taken down creating more space in the lounge and kitchen, the Wren fitted kitchen boasts granite worktops, and a range of integrated appliances including dishwasher and freezer as well as space for a dining room table. The two double bedrooms have both had bay windows added with shutters, the master bedroom also benefits from fitted bedroom furniture from Sharps. The property also has the added bonus of cavity wall insulation, new consumer unit, new radiators as well as re-decoration throughout. At the back of the bungalow is the impressive bathroom with porcelain tiles, modern bath with shower over.

Externally the home sits on a corner plot meaning it boasts two driveways, one to each side providing off street parking for 4 cars, there are front side and rear gardens with a variety of flowers and shrubs, and a paved seating area the ideal seating area for entertaining and enjoying the sun, there is also a detached garage with electric up and over door and separate workshop. The bungalow has also recently been repointed.

## Identification checks







### Entrance

Door to:

### Entrance Hall

Leading to:

### Lounge

16' 0" x 11' 11" (4.88m x 3.63m)

### Bedroom

12' 2" x 12' 8" (3.71m x 3.86m)

### Bedroom

12' 5" x 12' 2" (3.78m x 3.71m)

### Bathroom

6' 1" x 8' 10" (1.85m x 2.69m)

### Kitchen/Diner

13' 0" x 10' 11" (3.96m x 3.33m)







## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)