



18 St. Lukes Avenue, Ramsgate, CT11 7JZ

£299,995

- Beautiful Semi-Detached Family Home
- Three Double Bedrooms
- Thoughtfully Modernised
- Immaculate presentation
- Outstanding Wet room
- Viewing Essential

WHEN QUALITY REALLY COUNTS We are delighted to have been appointed sole selling agent for this thoughtfully modernised family home in central Ramsgate. The property is meticulously presented and features the latest interior trends. Comprising of wide access hallway, the essential cloakroom WC, sitting room with bespoke fitted storage and featuring a log burner, open plan kitchen and dining room that opens onto the deck and garden. On the first floor are three double bedrooms, two with bespoke fitted storage plus a beautiful wet room with underfloor heating and stunning fittings. To the rear a large lawned garden set within contemporary fencing and side pedestrian access, an access slope for those less able and a deck. The property is essential for early viewing and features both double glazing and gas central heating.



Property Description

THE PROPERTY

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ENTRANCE HALLWAY

Recently fitted double glazed entrance door with double glaze window to side, opening into hallway, coved ceiling, dado rail, attractive wooden panelling, cast iron style radiator, built-in meter cupboard, stairs to 1st floor, herringbone vinyl tiled floor, doors to:-

CLOAKROOM WC

Suite comprising of low-level WC with recess flush and a vanity wash handbasin with mixer tap, storage under, attractive tiling, double glazed window, column style radiator, tile flooring, extractor fan, ceiling inset with downlights.

SITTING ROOM

14' 2" x 12' 6" (4.32m x 3.81m) Measurement into bay, coved ceiling, attractive wooden panelling with feature mirror, chimney recess is built in with bespoke cupboards and storage, rustic shelving, chimney recess fitted with a log burner on a granite half featuring contemporary tiling feature beam, high-level vertical contemporary radiator.

OPEN PLAN KITCHEN DINER

19' 1" x 11' 10" (5.82m x 3.61m) Dining room and plan kitchen with a combined measurement of 11'10" X 19'1" maximum, measurements include a range of fitted base units with space for freestanding electric cooker, space for washing machine, space for fridge freezer, double glazed window to side, work surface over, wall mounted gas boiler, matching wall cabinets, coving to ceiling, double glazed door and double glazed panel opens onto the entertaining deck and sloped access to the lawn, column style radiator, beautiful herringbone vinyl tiled flooring.

STAIRS TO :-

LANDING

Stairs to landing, coved ceiling, double glazed window to side, access to loft space,





doors to:-

BEDROOM ONE

11' 10" x 11' 9" (3.61m x 3.58m) Measurement into rear of built-in wardrobe, range of bespoke fitted wardrobes into chimney recess plus overhead storage, built in drawers and hanging rails, recess for TV, coved ceiling, double glazed window, column style radiator, attractive panelling.

BEDROOM TWO

11' 11" x 10' 11" (3.63m x 3.33m) Measurement into rear of wardrobe. built in bespoke fitted wardrobes with hanging rail and shelving, coved ceiling, double glazed window overlooks the rear garden, column style radiator, dado rail with attractive wooden panelling.

BEDROOM THREE

8' 1" x 7' 11" (2.46m x 2.41m) Coved ceiling, double glazed window overlook rear garden, column style radiator.



WETROOM WC

Stunning, contemporary wet room with seamless linear tiled drainage, impressive glazed shower screen, overhead rain fall shower plus riser, thermostatic brushed gold to all fittings, low level WC with recess flush, contemporary wash bowl with wall mounted taps over, set over a vanity unit with storage below, attractive tiling to walls and floors, illuminated anti fog mirror with Bluetooth speaker, double glazed frosted window, towel rail plus heated towel rail, electric underfloor heating.

REAR GARDEN


Rear garden access is from the kitchen, double glazed door opens onto the entertainment deck perfect for summer entertaining, wooden decked slope to the garden, ideal for those with limited mobility, a large lawn area with planted borders attractively set with in fence arches and wooden slatted fencing, pedestrian access to the side.



MEASUREMENTS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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 and 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

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ESTATE AGENTS

