



The Paddocks, Broadstairs





14 The Paddocks Broadstairs Kent CT10 3AJ



Description

Ground Floor

- Entrance Hall
- Lounge
22'10 x 13'9
(6.96m x 4.19m)
- Kitchen/Diner
24'5 x 10'6
(7.44m x 3.20m)
- Bedroom
15'7 x 11'8
(4.75m x 3.56m)
- Family Bath and Shower Room
- First Floor
- Landing
- Bedroom
18'1 x 14'10
(5.51m x 4.52m)
- Bedroom
15'10 x 14'9
(4.83m x 4.50m)
- Shower Room

External

- Front Garden/Driveway
- Rear Garden

Property

A beautiful completely redeveloped and extended three-bedroom detached chalet bungalow situated at the end of the quiet cul-de-sac 'The Paddocks' off the popular Callis Court Road in Broadstairs. The current owner has totally refurbished the property throughout to a high specification using modern technologies including smart lighting, electric blinds, Hive heating system and Ring alarm and CCTV system all controlled via Alexa.

Set back from the road this well-presented property comprises to the ground floor an impressive entrance hallway with wooden flooring open up to the first floor where a large Velux window floods the hallway with natural light. Off the hallway there is a large lounge/diner with patio doors leading out to the garden, an impressive family bathroom with marble effect tiles, large walk-in shower and a separate bath and a well-designed kitchen/breakfast room boasting patio doors to the paved patio with a range of integrated appliances, including full length fridge and freezer, washing machine and dishwasher. To the front of the property there is the light and spacious master double bedroom.

To the first floor the owner has maximised the space on offer here and added two fabulous sized double aspect bedrooms boasting plenty of eaves storage, one with build in storage cupboards. There is also a shower room on this level.

Externally the property has a beautiful front lawn with off street parking with side access to the private rear garden with fenced perimeters and externally lighting, mainly laid to lawn with a paved patio area ideal for enjoying the sun and al fresco dining. The rear garden is also covered by a solar controlled CCTV camera.

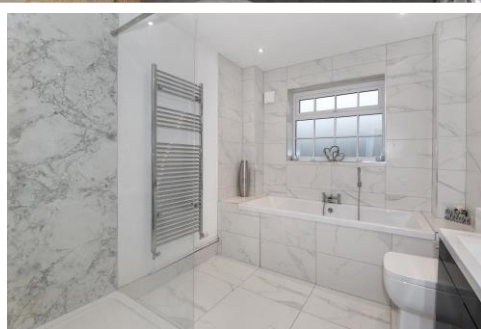


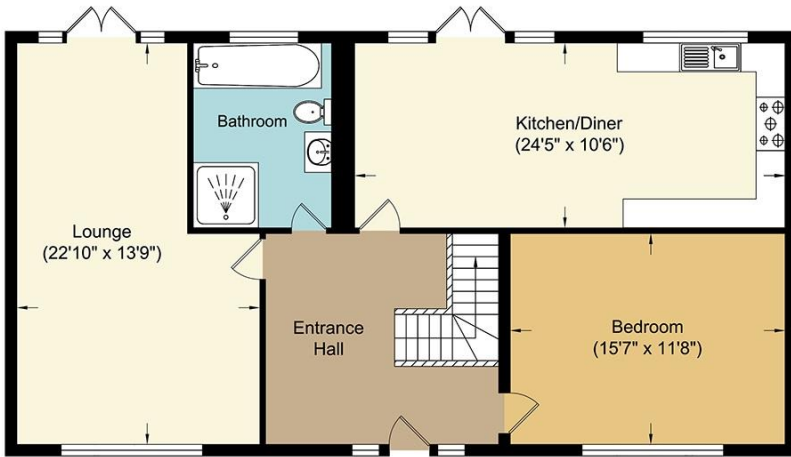
Location

Located in the sought-after seaside town of Broadstairs, with quaint fisherman's cottages and period houses, including Bleak House, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good range of facilities with a wonderful selection of boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre.

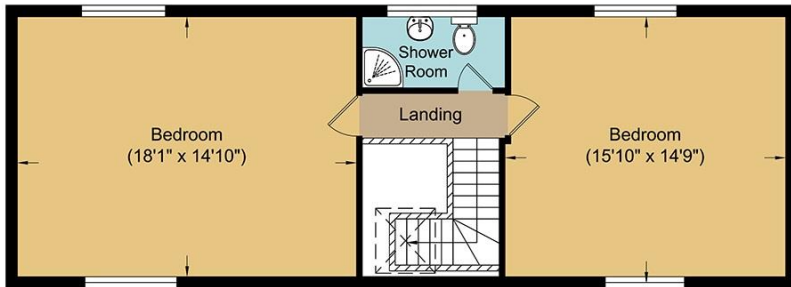
Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse riding and bowls clubs.

Broadstairs benefits from the high-speed rail with direct services to London (St Pancras 81 mins). The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.



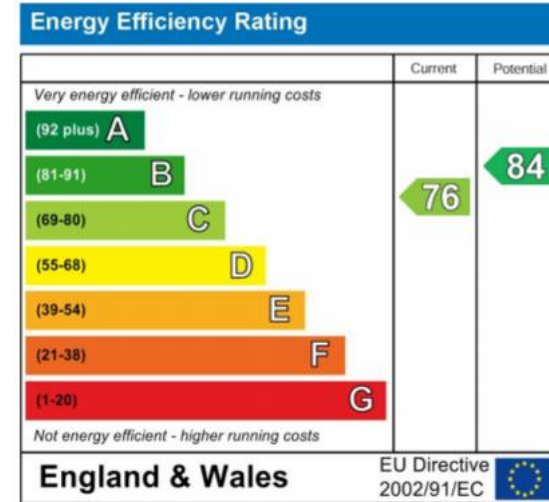


Ground Floor
Approximate Floor Area
993.40 sq. ft.
(92.29 sq. m)



First Floor
Approximate Floor Area
643.25 sq. ft.
(59.76 sq. m)

TOTAL APPROX FLOOR AREA 1636.65 SQ. FT. (AREA 152.05 SQ. M)
Measurements are approximate. Not to scale. Illustrative purposes only.



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