



Westover Road, St Peters, Broadstairs.

£179,995

Viewing by appointment. Call 01843 808088

This extremely well presented semi-detached home offers you the chance to move in and put your feet up. The property is situated in the ever popular St Peters, Broadstairs and is ideally located for schools for all ages. The train station, Broadstairs high street and sandy beaches are also close by.

On the ground floor the accommodation is well laid out with a good sized entrance porch and storage/cloak cupboard and further door leading into an open plan lounge. Leading off the lounge there is a good sized Kitchen diner. The Kitchen is fitted with a range of modern wall and base units and overlooks the rear garden.

Upstairs, the landing gives access to all rooms with the master bedroom being front facing and bedroom two and the generous sized bathroom located at the rear.

Outside there is a rear garden measuring approximately 60ft which is laid to lawn with patio areas at either end. A large timber workshop/shed is also located at the bottom of the garden. Side access leads out onto a block paved drive with ample parking for two vehicles. In our opinion the property is well presented throughout and would make an ideal home for any buyer.



**WONDERFUL SEMI DETACHED HOME
CLOSE TO LOCAL AMENITIES, BUS
ROUTES AND SCHOOLS.**



Entrance
UPVC double glazed front door leading to;

Enclosed entrance porch - double glazed window to side, tiled floor, recessed storage / cloak cupboard with shelving and hanging rail, ceiling spotlights, further UPVC double glazed door leading to;

Lounge: 5.11m (16'9") x 3.61m (11'10")
Large double glazed bow window to front, chimney breast with feature fire place (currently capped) stone surround and matching hearth, open plan stair case to first floor with under stairs storage cupboard, radiator, coved ceiling, carpet, wall mounted thermostat control for central heating system. Door leading to;

Kitchen / Diner: 5.11m (16'9") x 3.15m (10'4")
Fitted with a range of modern dark oak effect wall and base units with single drainer 1 and 1/2 bowl sink unit with mixer tap and work surfaces over. Integrated oven with inset electric hob over and extractor hood. Integrated dishwasher and washer dryer, part tiled walls, tiled floor, double glazed window overlooking rear garden, radiator, double glazed door leading to rear garden.

Landing
Hatch with access to loft, doors to all rooms.

Master bedroom: 20.37m (16'6'10") x 3.33m (10'11")
Two double glazed windows to front, carpet, coved ceiling, radiator.

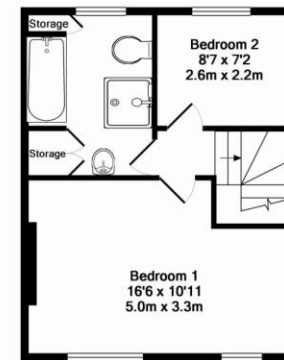
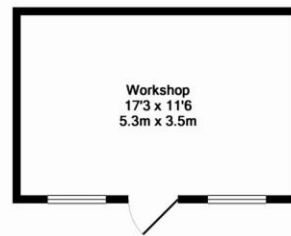
Bedroom two: 2.62m (8'7") x 2.18m (7'2")
Double glazed window to rear overlooking rear garden, radiator, carpet.



Bathroom: 3.15m (10'4") x 2.18m (7'2")
Four piece suite comprising, panelled bath, low level w.c, hand basin, large shower unit with wall mounted mains operated shower, tiled walls, tiled floor, double glazed frosted window to rear, radiator, airing cupboard with shelving housing hot water tank, further cupboard with shelving housing Potterton gas boiler, ceiling spotlights.

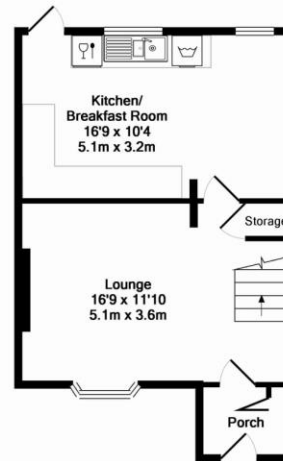
Outside: Rear Garden: Measuring approximately 19.81m (65'0") Laid to lawn with patio areas at both ends, recessed storage shed, timber workshop / shed with power and light, side access and gate leading to front and drive.

Front: Block paved drive with parking, gate and access to side leading to rear garden.



1st Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Ground Floor

List of schools:

- St Peter-in-Thanel CofE Junior School Distance:**0.2 miles**
- Callis Grange Nursery & Infant School Distance:**0.2 miles**
- St Joseph's Catholic Primary School, Broadstairs Distance:**0.4 miles**
- The Charles Dickens School Distance:**0.6 miles**
- Dane Court Grammar School Distance:**0.6 miles**
- Hilderstone College Distance:**0.7 miles**
- The Foreland School Distance:**0.7 miles**
- Upton Junior School Distance:**0.8 miles**
- Haddon Dene School Distance:**0.8 miles**
- St George's Church of England Foundation School Distance:**0.9 miles**
- St Mildred's Primary Infant School Distance:**0.9 miles**
- Northdown Primary School Distance:**1.0 miles**
- The Ashbrook Centre Distance:**1.0 miles**
- The Hereson School Distance:**1.0 miles**
- St Anthony's School Distance:**1.1 miles**

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