



Greenfield Road, Ramsgate.

£ 265,000



- Detached family home in sought after location
- Broadstairs / Ramsgate borders
- Three good sized bedrooms
- Single storey extension to rear
- Double glazed and central heating
- Detached garage and ample parking
- Good sized private rear garden
- No forward chain

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A detached house with no forward chain on the Ramsgate, Broadstairs borders and ideally located for School catchments. This well maintained property which has been extended is situated in the ever popular Greenfield Road. Local bus routes, amenities and Westwood Cross which boasts a large shopping centre, cinemas and restaurants are all close by.

This family home offers good sized accommodation, on the ground floor there is a good sized entrance hall accessed via the enclosed storm porch, leading off the entrance hall is a ground floor cloak room and doors leading to the lounge / diner and separate kitchen. To the rear of the property is an extension which could be used as a dining room or further reception.

A split level staircase leads to the first floor landing which has doors leading to all rooms. All of the bedrooms are a good size with two bedrooms being front aspect and one bedroom and the bathroom rear aspect.

Outside, an enclosed private garden measures approximately 47 ft and is not over looked at the rear. The garden is mainly laid to lawn with borders and there is a large block paved patio. The garage which measures 17'2 X 8 has power and light, an up and over door and a door leading from the rear garden. The front is block paved with ample parking for a number of vehicles.

Entrance

UPVC Double glazed double doors leading to enclosed storm porch with cupboard to one side, further door leading to;

Entrance Hall

Staircase leading to split landing and first floor with under stairs storage cupboard, separate recessed cloak cupboard, radiator, doors leading to principle rooms and door leading to;

Cloakroom 2.57m (8'5")

Low level WC, space saving wall mounted corner hand basin, half tiled walls, frosted double glazed window to side.

Lounge / Diner 6.86m (22'6") x 3.35m (11'0") narrowing to 2.57m (

Bright and airy room with large double glazed window to front, radiator, feature gas fire with wooden surround and marble hearth. Sliding doors leading to;

Reception two 4.27m (14'0") x 3.53m (11'7")

Double glazed sliding doors leading from the lounge / Diner, dual aspect double glazed windows, UPVC double glazed door leading to rear garden. Feature wall mounted gas fired with marble hearth. Coved ceiling.

Kitchen 3.81m (12'6") x 2.29m (7'6")

Range of wall and base units with single drainer sink unit, mixer tap and roll top work surfaces. Recess for cooker and gas point with intergrate4d extractor hood over. recess and plumbing for washing machine. Part tiled walls, radiator, vinyl flooring, double glazed window over looking rear garden.

Landing

Large double glazed window to side giving plenty of natural light. Loft hatch, doors to all rooms, airing cupboard housing modern BAXI combination boiler.

Bedroom one 3.45m (11'4") x 3.35m (11'0")

Front aspect with double glazed window, built in recessed double wardrobe with hanging rail, radiator, TV point.

Bedroom two 3.40m (11'2") x 2.54m (8'4")

Rear aspect with double glazed window, radiator, built in recessed double wardrobe with hanging rail.

Bedroom three 3.05m (10'0") x 2.34m (7'8")

Front aspect with double glazed window, radiator.

Bathroom 2.29m (7'6") x 2.13m (7'0")

Matching suite comprising, bath, low level WC and pedestal hand basin, radiator, double glazed frosted window to rear, part tiled walls, vinyl floor.

Rear garden 14.33m (47'0") in length

Enclosed with fenced perimeter, gate with access to side, laid to lawn with borders, block paved patio, door leading to garage.

Garage 5.23m (17'2") x 2.44m (8'0")

Detached garage with up and over door, power and light, door leading to rear garden.

Front

Block paved with ample parking, block paved drive leading to garage.



Energy Performance Certificate

