



**Park Wood Close, Broadstairs. £449,995**

Viewing by appointment. Call 01843 808088

Situated in Park Wood Close, one of Broadstairs most popular locations, this large family home offers well laid out family accommodation and has been updated and modernised by the present owners.

- \* DETACHED FAMILY HOME \* POPULAR BROADSTAIRS LOCATION
- \* STUNNING REAR GARDEN MEASURING IN EXCESS OF 80ft
- \* FOUR BEDROOMS \* EN-SUITE TO MASTER BEDROOM
- \* FAMILY BATHROOM & SEPARATE SHOWER ROOM
- \* LARGE LIVING ROOM \* STUNNING KITCHEN
- \* SUPERB DECOR THROUGHOUT.

For the commuter the train station is just a short walk and local Schools for all ages are all within easy reach. Westwood Cross Shopping Centre is also just a short drive or bus journey away.

Steeped in history the town of Broadstairs famously known for Dickens House and Folk week has so much more to offer, from its vibrant high street with many restaurants and shops, Sandy beaches and harbour to cliff top walks, Broadstairs is most definitely the ideal location to live.



Beautifully presented detached family home with stunning gardens and room for all the family.

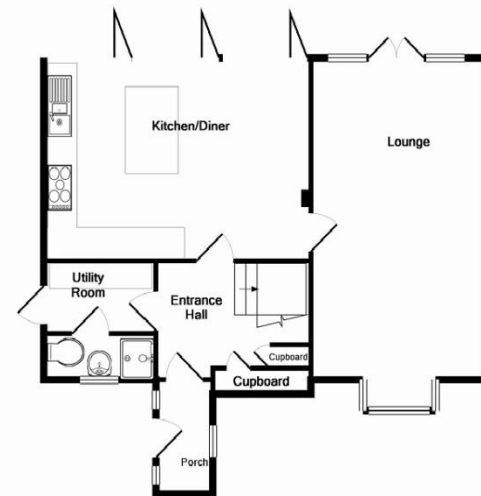
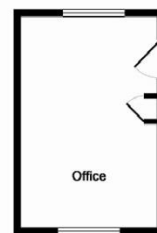


Accommodation is well laid out and on the ground floor consists of an enclosed entrance porch which then leads into the inner lobby with staircase to first floor and doors to principle rooms, also leading off the lobby the property boasts a good sized utility room and separate shower room.

A large open aspect contemporary kitchen diner which is fitted with wall to wall double glazed concertina doors which open out onto the rear garden. In addition there is a bright dual aspect lounge with bow window to front and double glazed doors leading to the rear garden. On the first floor, the spacious landing has doors to all four bedrooms and family bathroom. The master bedroom also benefits from a large en-suite bathroom.

Outside the rear garden really is something to behold, measuring approximately 82ft in length x 50 wide and landscaped with various trees shrubs and flower borders between a large lawn and decked areas with concealed lighting. The current owners have also added a summer house and further secluded decked area giving plenty of privacy. What was one the detached garage has now been transformed into a useable additional room with many possibilities and includes central heating via radiator and power. To the front of the property a small lawn is backed by an attractive array of shrubs and off street parking to side with gate and side access.



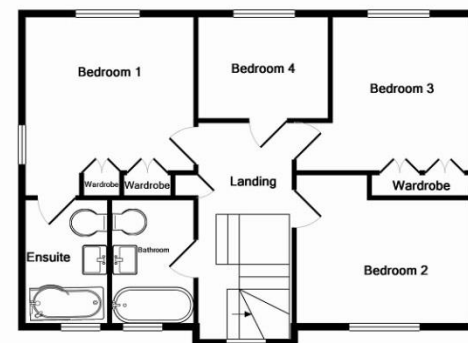


- Entrance Porch;
- Entrance Hall
- Utility Room 2.13m (7'0") x 1.52m (5'0")
- Ground floor Shower Room
- Open Plan Kitchen / Diner 5.51m (18'1") x 3.96m (13'0")
- Lounge 6.40m (21'0") x 3.51m (11'6")
- Office 5.85m (19' 2") x 2.62m (8' 7")

- Landing
- Master Bedroom 3.66m (12'0") x 3.23m (10'7")
- En-suite 2.44m (8'0") x 1.68m (5'6")
- Family Bathroom 2.46m (8'1") x 1.85m (6'1")
- Bedroom Two 3.51m (11'6") x 3.17m (10'5")
- Bedroom Three 3.58m (11'9") x 3.05m (10'0")
- Bedroom Four 2.59m (8'6") x 2.16m (7'1")

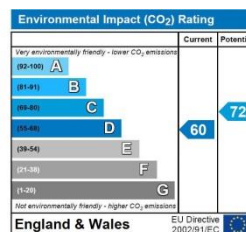
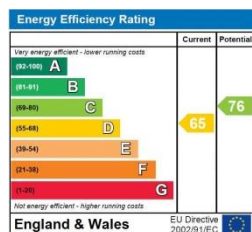
Rear Garden 24.99m (82'0") x 15.24m (50'0")

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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1st Floor

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