



Cumberland Avenue, Broadstairs

£359,995

An exceptional detached property which offers room for all the family and is located in the ever popular Cumberland Avenue Broadstairs.

The historical town of Broadstairs has become increasingly popular over recent years and offers a vibrant high street with many restaurants and shops, Sandy beaches and cliff top walks, Broadstairs is most definitely the ideal location to live.

For the commuter the train station is just a short walk through the adjoining Carlton Avenue and into the High Street 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.

The property boasts good sized rooms throughout and having been extended into the loft now offers four bedrooms so is ideal as a family home.

The ground floor starts with a large welcoming entrance hall which flows nicely into the kitchen and also gives access to two reception rooms. Leading off both the open aspect kitchen and dining room there is a large conservatory which gives access out onto the patio and rear garden.

On the first floor there are three good sized bedrooms, family bathroom and separate W.C. The fourth bedroom is located on the second floor and like most of the rooms with a front aspect has views across Broadstairs town and distant sea views.

Outside the property has a very generous private and well established rear garden measuring 86ft in length. There is ample parking to the front of the property and driveway to side leading to a detached garage.



Entrance - Large welcoming entrance hall with staircase leading to first floor and two under stairs storage cupboards, radiator, small cupboard housing electric meter and fuse box, wall mounted thermostat control for central heating. Doors leading to both reception rooms and kitchen.

Living room 4.47m (14'8") x 3.96m (13'0") Good sized family living room with high coved ceilings and picture rails. Front aspect large double glazed part leaded light window, feature fireplace comprising marble surround and matching hearth with inset gas fire, wooden surround and mantle. Double radiator.

Dining room 4.27m (14'0") x 3.53m (11'7") Rear aspect with oval window to side, high ceilings and picture rails to all walls. Feature fire surround, matching hearth and mantel piece with inset electric fire.

Kitchen 3.35m (11'0") x 2.36m (7'9") Modern wall and base units spanning two walls with work surfaces over and matching splash back, inset single drainer one and half bowl sink unit. Built in electric oven and gas hob with extractor hood over, recess and plumbing for dishwasher and washing machine, recess for large free standing fridge freezer. Double glazed window to side, wood laminate flooring. Open aspect to conservatory.

Conservatory 6.10m (20'0") x 4.88m (16'0") to widest points. "L" Shaped with high ceilings. Large bright room with space to incorporate separate dining area. Triple aspect double glazed windows overlooking rear garden, double glazed door leading to side and double glazed French door opening onto rear patio. Double radiator, sliding doors into dining room and open aspect into kitchen.

Landing - Doors to principle rooms and staircase leading to second floor.

Bedroom one 4.39m (14'5") x 3.35m (11'0") Front aspect with double glazed window with views across Broadstairs and sea views, picture rails to all walls, double radiator.

Bedroom two 3.96m (13'0") x 3.35m (11'0") Rear aspect with double glazed window overlooking rear garden, coved ceiling, double radiator.

Bedroom three 3.40m (11'2") x 2.39m (7'10") Front aspect with double glazed window with views across Broadstairs and sea views, picture rails to all walls, double radiator.

Bathroom - Modern white suite comprising "P" shaped paneled bath with wall mounted mains operated shower over and curved shower door, matching hand basin and low level W.C, wall mounted floor to ceiling mirrored vanity cupboard. Walls mainly tiled, double glazed frosted window to side, inset ceiling spotlights, wall mounted chromed towel rail, tiled floor. Built in airing cupboard housing combination boiler and wall mounted radiator and shelving, cupboard over.

W.C - White W.C, matching wall mounted hand basin with local tiling and vanity cupboard under. Double glazed window to side.

Second floor landing - Window to side with Sea views and across Broadstairs. Door leading to bedroom four.

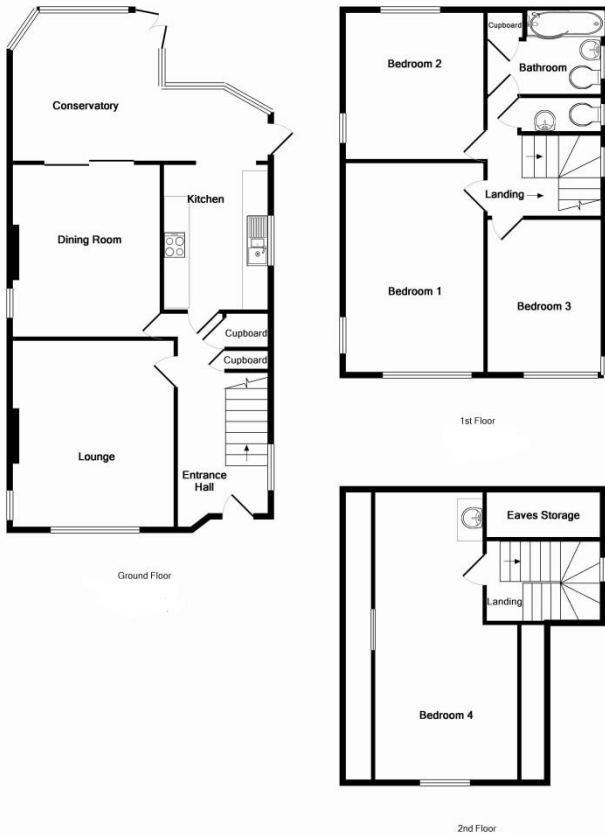
Bedroom four 5.87m (19'3") x 2.34m (7'8") Sloped ceilings, front aspect with double glazed window giving stunning views across Broadstairs and distant sea views, Velux window, wall mounted hand basin, double radiator, ceiling spotlights, wood laminate flooring, eaves storage cupboards.

Garden 26.21m (86'0") in length. Large private lawned garden, well stocked with trees, shrubs and flower borders. To the rear of the garden there is a flint brick wall and fencing to both two sides. Leading from the conservatory there is a block paved patio with walled perimeter, two timber sheds, gate and access to side and drive.

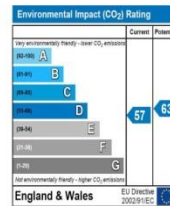
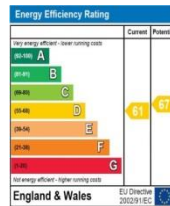
Driveway - To the front of the property there is a blocked paved drive and parking for a number of vehicles leading to driveway to side up to a detached garage.

Garage - Detached with double doors, power and light.





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 ©2014



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Head Office: Xpert Agents, Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent, CT9 4JG

01843 808088

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