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Lloyd Road, Broadstairs.

£425,000

STUNNING FAMILY HOME SITUATED IN THE HEART OF BROADSTAIRS TOWN.

Every so often a property comes along that really does stand out from the rest. This semi-detached family home has a wonderful layout which has been well thought out and combines modern living with period features and good sized accommodation for any family. The property has been tastefully updated and modernised by the current owners and is now ready to move straight in to.

Being so close to everything Broadstairs has to offer including its vibrant high street with its many restaurants and shops, Sandy beaches, cliff top walks, train station and local Schools this superb property would suit commuters wanting a fantastic home away from London or local buyers wanting to live in a period family home in the centre of town.

- Stunning period home in the centre of Broadstairs.
- Close to shops, restaurant, train station and beaches.
- Period features combined with modern living.
- Four good sized bedrooms & Two receptions.
- Double glazing and gas central heating.
- Large kitchen / breakfast room.
- Off street parking for two vehicles.



The minute you walk through the door and are greeted by the welcoming entrance hall you realise this is an exceptional property. Off the entrance hall, a front aspect lounge benefits from a large bay window giving plenty of natural light to show off the period fire place with its orate inset tiles and marble hearth. High skirting boards, coved ceilings and picture rails also add to the period features.

The dining room which is also accessed off of the entrance hall sits directly behind the lounge and has French doors leading out into the rear garden. As with the lounge this room also features a period cast iron fireplace, with inset tiles and tiled hearth, coving and picture rails also continue the period theme. Bespoke shelving and cupboards are fitted one wall and recess as well as a matching fitted desk and office area with shelving above.

The kitchen / Breakfast room is located at the end of the entrance hall. This bright and airy room not only benefits from double glazed windows and double doors leading out into the rear garden but also a skylight at the end of the room adds to the natural light. Fitted wall and base units with work surfaces over cover two walls on either side of the room so there is ample cupboard space. A high level oven and four ring gas hob are integrated and the boiler is recessed into the wall units. Other features include a tiled floor, black ceiling beams and a good sized under stairs storage cupboard. This large room also has space for a utility area with plumbing for washing machine and dishwasher with work surface over and inset sink with mixer tap.



On the first floor a split level landing gives access to all rooms and stair case leading to the second floor. Bedroom two is a generous size and includes a large double glazed front aspect bay window. Period features include a marble and cast iron fire place with tiled hearth, high skirting boards and coved ceiling.

Bedroom three is rear facing and features a period cast iron fire place with inset tiles.

Bedroom four is located at the rear of the property, another good sized bedroom with double glazed window overlooking the rear garden.

The family bathroom comprises a white three piece matching suite with enamelled bath which has a tiled wall surround, wall mounted shower over and shower door. Pedestal hand basin and low level WC.



On the second floor a light airy landing leads to the Master bedroom and en-suite. This bedroom benefits from a number of built in recessed storage cupboards as well as built in wardrobes with sliding mirrored doors spanning one wall. There are dual aspect double glazed windows with a walk in bay and recessed area to fit a chest of drawers. Open aspect from the main room is the stunning en-suite shower room which has a walk in open plan shower with overhead shower head and fixed glass screen. There is a wall mounted WC with concealed cistern and free standing hand basin with built in shelving and open plan storage. Two Velux windows make this a bright room which compliments the property.



Measurements are approximate. Not to scale. Illustrative purposes only.
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EPC here. To follow

The rear garden is very secluded and private. A patio leads onto a large decked garden with concealed lighting and well constructed timber enclosed bar with built in BBQ. At the end of the garden, two large brick built sheds offer secure storage. The garden has fenced and walled perimeters and a side walkway with gate and access leading out to the front of the property.

To the front of the property there is a block paved drive with ample parking for two vehicles.



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