



15 The Chase, Montefiore Avenue, Dumpton

£ 225,000



- Versatile modern town house
- Open Plan Kitchen / Dining Room / Lounge
- Three / four bedrooms
- En-suite to master bedroom
- Popular Dumpton area
- Ideally situated for local Schools
- Within easy reach of Ramsgate and Broadstairs shops
- Well presented throughout

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>>> DRAFT DETAILS <<< Versatile family home offering 3 or 4 bedrooms situated on the borders of Ramsgate and Broadstairs. This well presented property is ideally located for local schools and Dumpton Train Station. The ground floor layout has been adapted to give a large bright open plan room which leads from the modern kitchen right through to the dining and living area. On the first floor there is a further reception room which is currently situated as the living room but could also be used as an additional bedroom with Juliet balcony. also on the first floor are the family bathroom and third bedroom. The second floor has two further bedrooms which includes the master with en-suite shower room. Outside there is an enclosed rear garden and allocated parking.

The property is ideally situated with nearby parks and pleasant cliff top walks into both Broadstairs and Ramsgate, as well as being within easy reach of Ramsgate and Broadstairs town centre's and the Royal Marina in Ramsgate harbour.

Entrance

Open storm porch leading to front door, open plan entrance with staircase to first floor.

Open Plan Dining / Living area 7.01m (23'0") x 3.58m (11'9") to include kitchen

Bright open plan room with double glazed patio doors and separate door all leading onto rear garden, modern wood flooring, radiator, under stairs storage cupboard and separate walk in cupboard housing wall mounted combination boiler, door leading to ground floor cloakroom. Open aspect to kitchen.

Kitchen

Fitted with a range of modern white wall and base units with integrated oven and hob, single drainer 1 and 1/2 bowl sink unit with mixer tap, recess and plumbing for washing machine and dishwasher, part tiled walls, double glazed window to front, tiled floor.

Ground Floor Cloakroom

Fitted with a matching suite, low level w. c wall mounted corner sink unit, wood flooring, radiator.

First Floor Landing

Carpeted landing with radiator, carpeted staircase to first floor and doors leading to lounge, bedroom and family bathroom.

Lounge / Bedroom four 4.34m (14'3") x 3.38m (11'1")

Carpeted, double glazed French doors leading to Juliet balcony, and double glazed window to front, wall mounted gas fire with marble and wooden surround and matching marble hearth, radiator, ample power points.

Bedroom 4.29m (14'1") x 2.59m (8'6")

Carpeted, two double glazed windows overlooking rear garden, radiator, ample power points.

Family Bathroom

Fitted with matching modern white suite comprising white paneled bath with mixer taps and shower head attachment, low level w. c pedestal hand basin, part tiled walls, carpet, ceiling extractor fan.

Second Floor Landing

Carpeted landing, radiator, loft hatch, radiator and doors leading to bedrooms.

Bedroom 4.29m (14'1") x 2.64m (8'8")

Carpeted, two double glazed windows to rear, radiator.

Master Bedroom 4.29m (14'1") x 3.38m (11'1")

Carpeted, radiator, two double glazed windows to front, built in double wardrobes to one wall, door leading to en-suite shower room.

En-Suite Shower Room

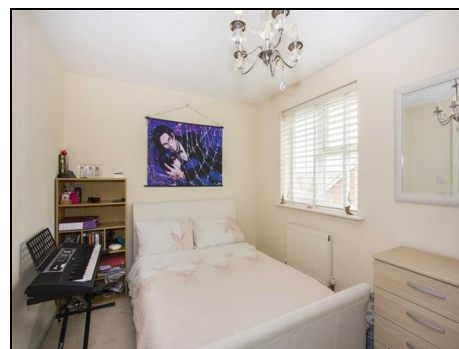
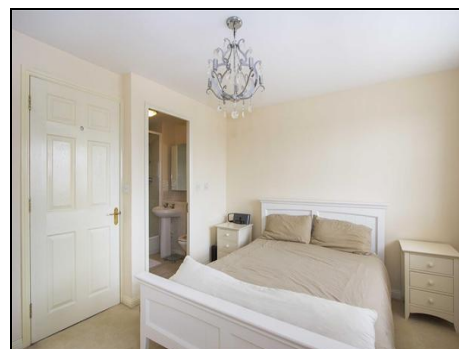
Tiled double shower cubicle with wall mounted main shower, low level w. c with matching pedestal hand basin, part tiled walls, ceiling extractor fan, radiator.

Rear Garden

The rear garden is tapered with paneled fencing to both sides, patio area and pathway leading to lawned garden and flower borders.

Allocated Parking

The allocated parking space is located at the rear of the property.



Energy Performance Certificate

To follow