



Price

£900,000  
Freehold

Park Avenue, Broadstairs, Kent, CT10

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Ramsgate Station 2.1 miles  
Channel Tunnel 28.4 miles  
Dover Docks 22.0 miles



This stunning newly built detached house offers a wealth of space and luxury whilst sitting on a generous corner plot.



A spacious newly built detached family home  
Detached double garage with studio room above  
Four double bedrooms, 3 of which are en-suite  
Stunning open plan kitchen/diner with integrated appliances  
Double aspect lounge further extended by the impressive turret  
Early possession possible as no onward chain





With its mellow, pale yellow brickwork and surrounding brick wall as well as an octagonal turret with a conical roof, this unique and newly constructed detached residence on a large, corner plot has impressive kerb appeal from the moment you first set eyes on it. Once through the attractive oak and glass front door you can really appreciate the effort that has gone into creating the high end interior to complement the exterior. All the doors are oak as is the attractive staircase leading from the spacious entrance hall and there will never be a queue for the bathroom since three of the four double bedrooms have en-suite facilities, while the fourth has the use of the family bathroom. There are seven separate underfloor heating zones on the ground floor, while upstairs all the bath and shower rooms also have underfloor heating. The large, L-shaped kitchen/diner has five bi-folding doors to the rear terrace so on a warm day when they are open you can feel you are bringing the outdoors inside. The beautifully designed kitchen includes a large central island/breakfast bar with modern grey storage units under a quartz worktop

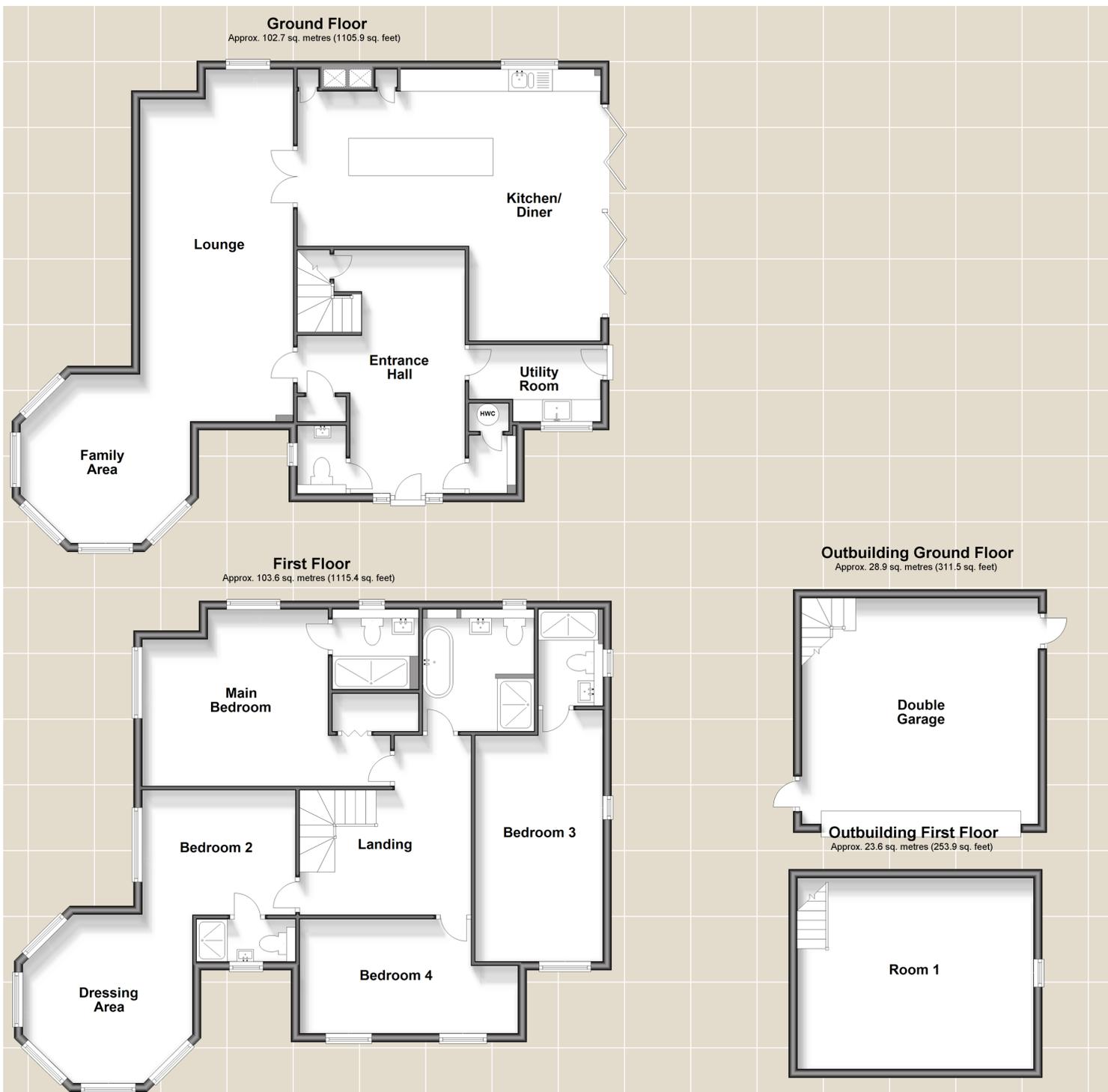
and round the wall there are plenty of attractive soft dove grey units housing an induction hob and contemporary extractor hood, a built-in oven, combi microwave and warming drawer as well as an integrated dishwasher and space for an American style fridge freezer. You can access the delightful lounge either from the hall or through a pair of oak and glass doors from the kitchen. This lovely light and bright room incorporates the turret with its five windows, so makes it extra special and this family area could be used as a charming reading or music area. Also on the ground floor is a modern cloakroom, a fitted utility room with a door to the garden, a good sized boot room and coat cupboard as well as a useful understairs cupboard and a data storage unit controlling the hard wired WiFi and security systems.

Please refer to the footnote regarding the services and appliances.

## What the owner says...

"The property is in an excellent location. It is not far from the end of a quiet cul-de-sac that culminates in a footpath around the Broadstairs cricket ground so is great for anyone who enjoys the sound of leather on willow and is an ideal spot for walking the dog. The area is also very secure, quiet and tranquil. There are excellent local schools within walking distance, while the town centre and the sandy beaches are only a short distance away.

You can walk through the nearby alleyway to the main road for the LOOP bus or to the local convenience store/post office and Dumpton Park station, although the trains are faster to London, Canterbury and Ashford from Ramsgate, which is only two miles away. Broadstairs is a delightful Victorian seaside town with annual events such as Folk Week, the Dickens Festival and the Food Fair. It also includes the excellent North Foreland Golf club and is not far from the Westwood Cross shopping centre, health club, a cinema and casino complex"



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

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