



Price

£950,000

Freehold

5 x 

2 x 

2 x 

**The Spinney,
Cliftonville, Margate**

Nestled in the charming area of The Spinney, Palm Bay, this stunning detached house offers an exceptional opportunity for those seeking a family home in a desirable location, perfectly placed within the catchment area of award winning schools as well as giving easy access to local shops and the Post Office. The property boasts five spacious bedrooms, full air-conditioning and provides ample space for comfort and privacy. The inviting reception room serves as a perfect gathering space, while the modern fitted kitchen with many integral appliances seamlessly connects to the dining area and is ideal for entertaining guests or enjoying family meals.

A separate utility room adds to the convenience of this well-designed home. The first floor features five bedrooms, including a primary suite complete with an en-suite shower room featuring marble walls and flooring, ensuring a touch of luxury and personal space. The elegant family Bathroom also boasts marble walls, flooring & a jacuzzi bath.

Outside, the property truly shines with its enclosed rear garden, which features a heated pool & Hot tub perfect for relaxation and enjoyment during the warmer months. The raised decking and artificial lawn create a low-maintenance outdoor area, ideal for hosting summer barbecues or simply unwinding in the sun.

Additionally, the property includes a detached double garage with porcelain tiled flooring, air conditioning and dehumidifier as well as ample off-street parking, making it a practical choice for families or professionals. This delightful home combines modern living with a tranquil setting, not to mention the security of having a high tech alarm system which includes internal and external CCTV making it a must-see for anyone looking to buy in this lovely part of Margate.







- EPC Rating - C
- Double Garage with Porcelain Tiled Floor
- Fully Air Conditioned Primary Bedroom & Garage
- Fully Alarmed Home with High Security Locking & extensive CCTV
- Bathroom & En-Suite Both Featuring Marble Walls and Flooring
- Karndean Flooring Throughout Ground Floor
- Fully Alarmed Garage with Internal & External CCTV
- Swimming Pool & Hot Tub







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

