



3 Whistler Walk, Manston, Ramsgate, CT12 5FT

GUIDE PRICE £325,000 to £350,000



Alexander Russell

your personal estate agent

3 Whistler Walk, Manston, Ramsgate, CT12 5FT

Whistler Walk is located within a sought-after private estate in the charming village of Manston, this attractive double-fronted detached family home offers a perfect blend of modern living and timeless appeal. Immaculately presented throughout, the property boasts a bright and spacious layout ideal for contemporary family life. The heart of the home is the stylish open-plan kitchen and dining area, featuring sleek modern fittings and ample space for entertaining. The generous living room is filled with natural light with a dual aspect, creating a welcoming space to relax and unwind. A convenient downstairs cloakroom/WC adds to the home's practicality.

Upstairs, the master bedroom benefits from its own en-suite, offering a private sanctuary, while two further well-proportioned bedrooms provide versatile accommodation for family or guests. The family bathroom is elegantly finished, complementing the overall modern style of the home.

Outside, the sunny, southeasterly facing rear garden is a true highlight, providing the perfect space for outdoor dining, gardening, or simply soaking up the sun. The property also benefits from a garage and parking to the rear, ensuring both security and convenience.

Located on the outskirts of Thanet, this property benefits from excellent transport links. The A299 Thanet Way is easily accessible, making road commuting simple and convenient. Additionally, the new Thanet Parkway Station in Cliffsend is nearby, providing rail commuters with enhanced connectivity to London and beyond. The proximity to the towns of Thanet ensures that all essential amenities, schools, and leisure facilities are all within easy reach.

Positioned in a peaceful, family-friendly location with easy access to local amenities, this beautifully presented home offers the best of village living with modern comfort. It's an ideal choice for families looking to settle in a quiet yet well-connected area.





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GROUND FLOOR -

Hallway

Living Room - 5.54m x 3.33m (18'2" x 10'11")

Kitchen/ Dining Room - 5.54m x 2.92m (18'2" x 9'7") extending to 5.03m (16'6") wide

Cloakroom - 1.35m x 0.99m (4'5" x 3'3")

FIRST FLOOR -

Landing

Bedroom One - 3.33m x 3.3m (10'11" x 10'10")

Ensuite - 2.11m x 1.45m (6'11" x 4'9")

Bedroom Two - 2.92m x 2.9m (9'7" x 9'6")

Bedroom Three - 2.92m x 2.51m (9'7" x 8'3")

Bathroom - 2.11m x 1.7m (6'11" x 5'7")

EXTERNAL -

Garden

Garage (single) - 5.74m x 2.87m (18'10" x 9'5")

Parking

TENURE -

Freehold

COUNCIL TAX -

Thanet District Council

Band D (£2,258.13 PA)

ESTATE SERVICE CHARGE -

£49 per month

EPC RATING -

84 | B

SERVICES -

All mains services connected to the property

HEATING -

Gas Central Heating

BROADBAND -

Full Fibre Broadband available



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LISTED BUILDING -

No

CONSERVATION AREA -

No

PARKING -

Parking in front of garage to rear

OUTSIDE SPACE -

Rear garden and side return

RESTRICTIONS, RIGHTS AND EASEMENTS -

To the best of our knowledge, there are no restrictions, rights or easements affecting enjoyment of the property. However, we strongly recommend verifying this information with your legal representative.

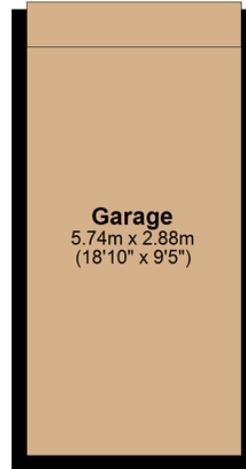
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AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Room measurements are maximum unless otherwise stated. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

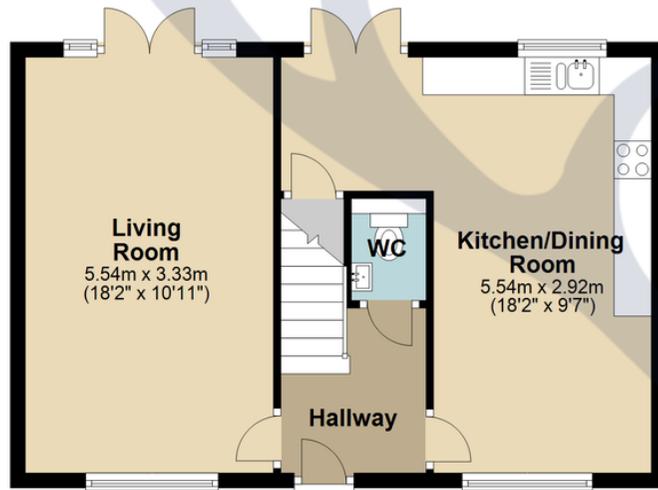


Ground Floor

Main area: approx. 46.6 sq. metres (501.4 sq. feet)
Plus garages, approx. 16.5 sq. metres (177.8 sq. feet)



Garage
5.74m x 2.88m
(18'10" x 9'5")



Living Room
5.54m x 3.33m
(18'2" x 10'11")

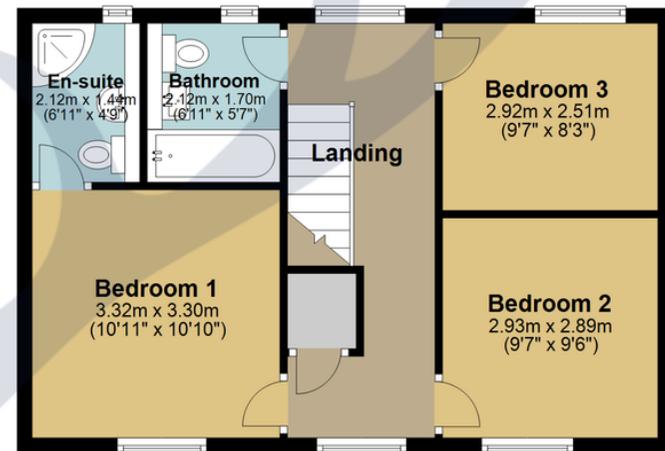
Hallway

WC

Kitchen/Dining Room
5.54m x 2.92m
(18'2" x 9'7")

First Floor

Approx. 46.3 sq. metres (498.4 sq. feet)



En-suite
2.12m x 1.44m
(6'11" x 4'9")

Bathroom
2.12m x 1.70m
(6'11" x 5'7")

Landing

Bedroom 3
2.92m x 2.51m
(9'7" x 8'3")

Bedroom 1
3.32m x 3.30m
(10'11" x 10'10")

Bedroom 2
2.93m x 2.89m
(9'7" x 9'6")

Main area: Approx. 92.9 sq. metres (999.9 sq. feet)

Plus garages, approx. 16.5 sq. metres (177.8 sq. feet)

Whilst every effort 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.
Plan produced using PlanUp.

