



GUILDCREST ESTATES



Plot 77 6 St Stephens Park Road, Manston, Ramsgate CT12 5NE







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6 St Stephens Park Road,  
Manston, Ramsgate CT12 5NE

**£400,000**

This stunning 3 bedroom detached property invites you to experience the perfect blend of comfort, style and modern living. The light and spacious entrance hall laid with exclusive Moduleo LVT, provides access to the kitchen/diner, large downstairs cupboard, downstairs bathroom and reception room.

In the kitchen you will find an exclusively designed kitchen, consisting of an integrated washing machine as well as an integrated fridge and freezer, creating a simple yet elegant feel to the heart of the home. All kitchen counters are accompanied by quartz worktops. The kitchen/diner provides a light and airy environment, perfect for family meal times or entertaining guests.

Leading on from the kitchen/diner, is the reception room where you will be greeted by luxurious carpets, a large window to allow light to flood into the space giving you a welcoming space to relax.

Upstairs, you will find three bedrooms, the primary bedroom offers an en-suite bathroom and separate family bathroom. All bathrooms come with stunning sanitary ware in white as well as a heated towel rail for a warm and cozy feel. In the en-suite you will find a free standing bath with a separate shower cubicle. The bathrooms are fully tiled with a beautiful







hand selected range.

The primary bedroom overlooks the garden through large windows welcoming light in. Similarly, the second and third bedroom are light and airy to make for a fresh environment to relax.

The front garden is fully landscaped and the rear garden is laid to turf with a large patio area, made of Indian Sandstone. The secure back garden space is perfect for summer days, soaking up the sun and relaxing. This property boasts a single garage and driveway for 2 vehicles.

Council Tax Band: Not confirmed yet as new build property.

Freehold

Mains water, sewer, electricity, gas with gas central heating.

Fixed wireless broadband.





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## Key Features

- STAMP DUTY PAID
- TURN KEY NEW HOME
- STUNNING 3 BEDROOM DETACHED HOME
- KITCHEN APPLIANCES INCLUDED
- MODULEO FLOORING & LUXURIOUS CARPETS THROUGHOUT
- EXCLUSIVE FITTED KITCHEN
- GARAGE WITH OFF STREET PARKING
- SOFT LANDSCAPED GARDEN TO THE FRONT

## Important Information

Freehold  
House - Detached  
1151.00 sq ft  
Council Tax Band New Build  
EPC Rating

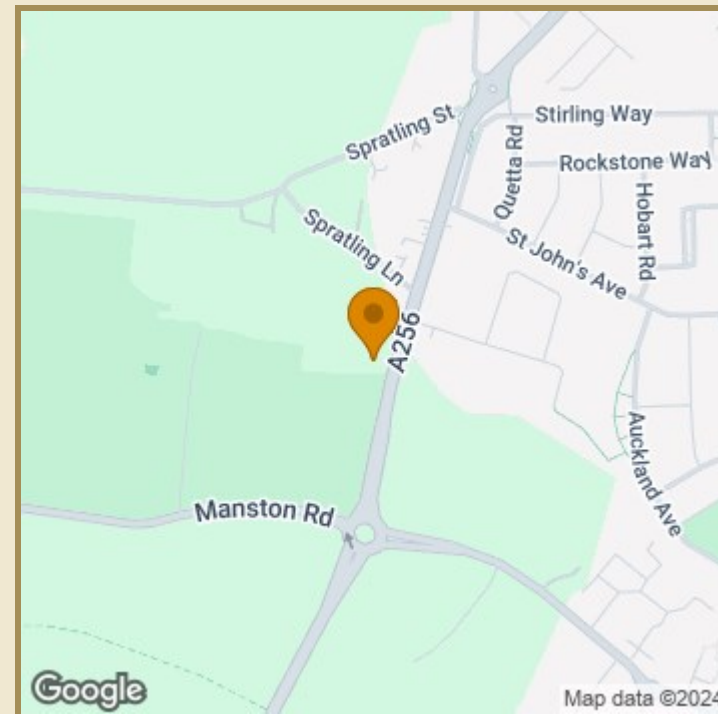
£400,000

### St Stephens Park Road, Ramsgate, CT12

For identification only - Not to scale



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

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



01843 272200 [www.guildcrestestates.co.uk](http://www.guildcrestestates.co.uk)

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



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