



GUILDCREST ESTATES



220 Margate Road  
Ramsgate CT12 6AQ





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**Margate Road  
Ramsgate, CT12 6AQ  
£410,000**

LARGE 5 BEDROOM EXTENDED HOME WITH GREAT SIZE GARDEN AND PERFECT FOR THE GROWING FAMILY, SET IN A GREAT LOCATION CLOSE TO ALL LOCAL AMENITIES

As you enter this lovely family home you will get the feeling of space. The ground floor entrance hall leads in to a good size lounge which is located to the front of the property with a large bay window allowing lots of light to come into the room. At the back of the property there is a separate dining room with double glazed sliding patio doors leading to a terrace, modern kitchen with matching wall and base units and a range of integrated appliances including fridge and separate freezer, dishwasher and built in double oven, cupboard housing boiler which the owners inform us is serviced yearly. There is a great feature fireplace which is a real focal point in this room and a lovely big window which again lets plenty of light and over looks the garden. There is also off the entrance hall door that leads into





the garage plus a downstairs shower room.

On the first floor you will find the a split level landing and the 5 bedrooms, 4 of which are doubles and 1 single room, the bedrooms are light and spacious throughout . The bathroom is an ample space for a big family, comprising of a white modern suite with corner bath, pedestal wash hand basin and low level WC.

To the front of the property there is a driveway with parking for approx. 2 vehicles and leads to a single garage. The south facing rear garden is a great size measuring approx. 85ft and is on 2 levels. As you come out the back door there is a raised terrace where you can sit and relax after a hard days work with steps that lead to the formal garden which is lawned with a range of mature shrubs and has a decking area and brick built shed.

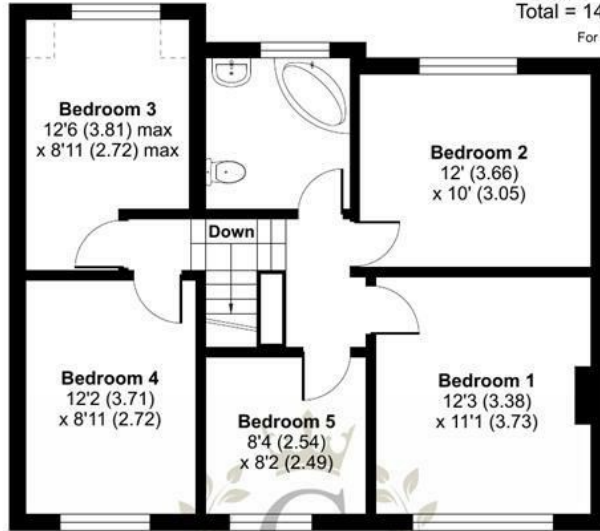
Viewing is highly recommended to appreciate the size and layout of this beautiful home.  
Council Tax Band C

# Margate Road, Ramsgate, CT12



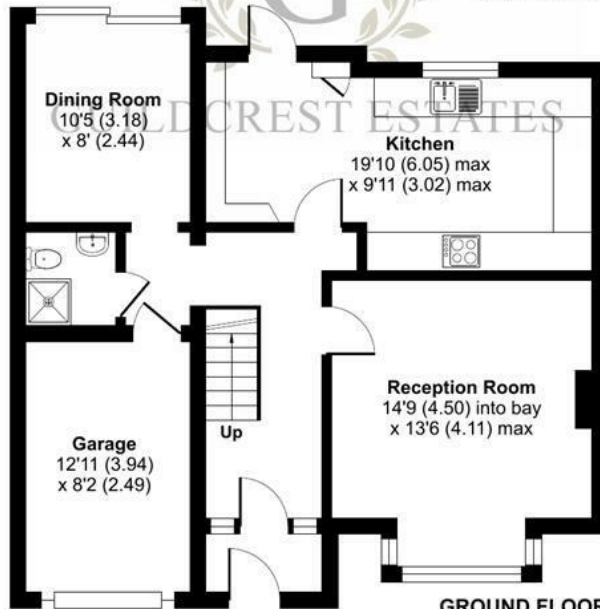
Approximate Area = 1342 sq ft / 124.7 sq m  
Limited Use Area(s) = 6 sq ft / 0.5 sq m  
Garage = 111 sq ft / 10.3 sq m  
Total = 1459 sq ft / 135.5 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



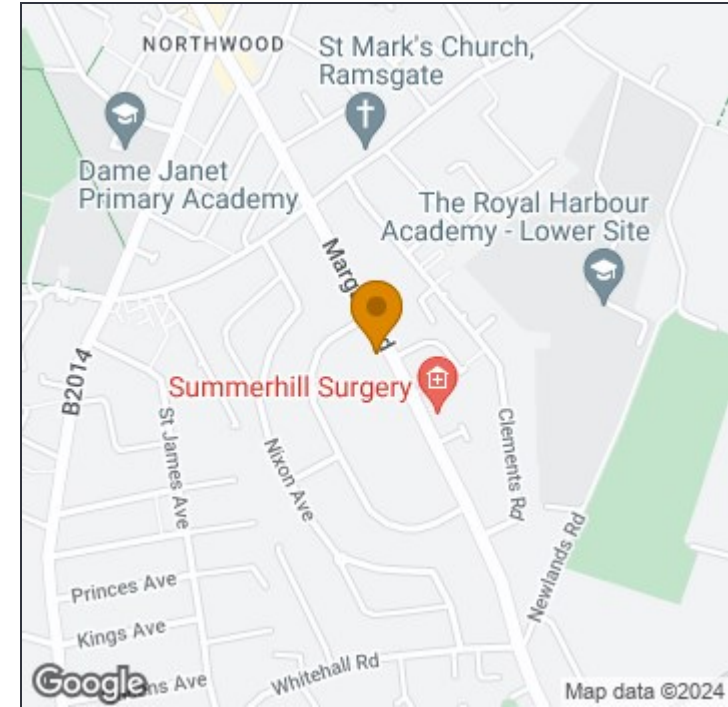
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Guildcrest Estates Ltd. REF: 1094545.



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