



GUILDCREST ESTATES



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





GUILDCREST ESTATES

St Stephens Park Road,
Manston, Ramsgate CT12 5NE

Prices from £380,000

****Reserve Now****

Last few remaining

THE HIGHGROVE

This charming semi-detached home, boasts a modern, bright interior.

The bright and spacious entrance hall leads to the open plan kitchen/diner, separate lounge with double doors to allow further open plan living, and a downstairs cloakroom. Upstairs you will find three bedrooms, an en-suite and the family bathroom.

This home has a landscaped front garden, rear garden laid to turf with an Indian Sandstone patio and boasts a single garage and driveway for 2 vehicles.

All-inclusive, this new home will be finished and ready for you to move in to, with NO ADDITIONAL COSTS.

This home comes complete with moduleo LVT flooring and luxurious carpet throughout, oak internal doors and a bespoke, fully fitted Roma kitchen with integrated appliances and quartz worktops.





The fully tiled bathroom and en-suite feature modern white sanitary ware, including a free standing bath, separate showers, beautiful vanity units, illuminated mirrors and heated towel rails.

With everything taken care of for you, this new, energy-efficient house gives you the perfect home to start creating new memories. So why wait?



Inspired by serene park landscapes, St Stephen's Park features tree-lined avenues, a fun-filled children's play park, and ample open green spaces for you and your family to enjoy.

Council Tax Band - TBA

Freehold

Mains Water, sewer, electricity, gas with gas central heating

Fixed wireless broadband





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Key Features

- GARAGE
- GARDEN WITH PATIO AND TURF
- 3 BEDROOM SEMI-DETACHED HOUSE
- BESPOKE FITTED KITCHEN
- INTEGRATED KITCHEN APPLIANCES
- FULLY TILES BATHROOM & ENSUITE
- EXCELLENT LOCATION
- FULLY TURF REAR LAWN

Important Information

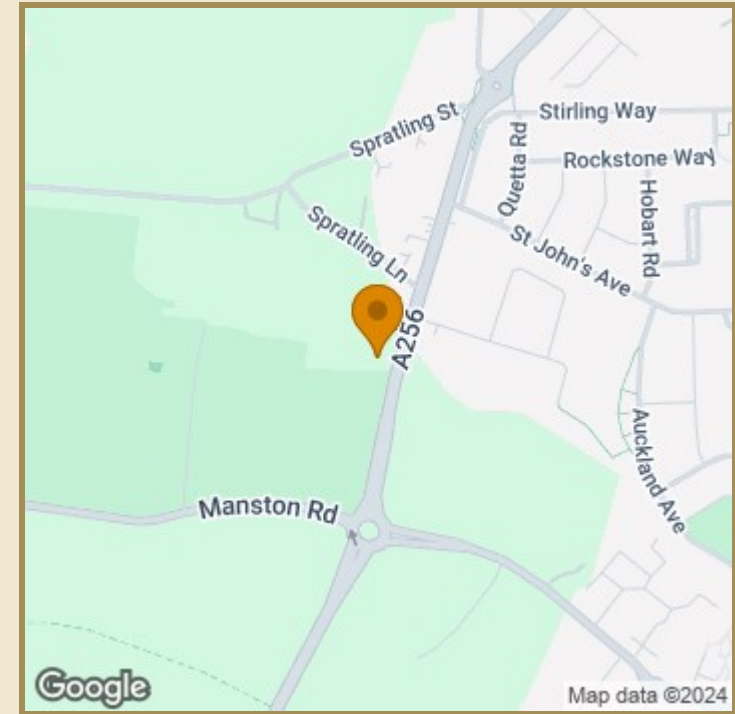
Freehold
 House - Semi-Detached
 1112.00 sq ft
 Council Tax Band New Build
 EPC Rating

£380,000

St Stephens Park Road, Ramsgate, CT12
For identification only - Not to scale

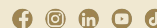
GROUND FLOOR **FIRST FLOOR**

Certified Property Measurer
 This floor plan was constructed using measurements provided to © nidecrom 2023 by a third party.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		



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