



GUILDCREST ESTATES



43 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 stunning 3 bedroom semi-detached property invites you to experience the perfect blend of comfort, style and modern living. The light and spacious entrance hall with Moduleo LVT, provides access to the kitchen/diner, large downstairs cupboard, downstairs cloakroom and lounge.

In the kitchen you will find an exclusively designed kitchen, consisting of integrated appliances, a washer/drier, dishwasher, and fridge/freezer, creating a simple yet elegant feel to the heart of the home. The kitchen/diner provides a light and airy environment, perfect for family mealtimes or entertaining guests.

Double doors open from the kitchen/diner to the lounge with luxurious carpets and patio doors leading out to the garden.

Upstairs, you will find three good-sized, light bedrooms. The primary bedroom has an en suite and there is a family bathroom. The bathrooms are fully tiled with modern sanitaryware in white, a vanity unit and a heated towel rail for a warm and cozy feel.





The front garden is fully landscaped and the rear garden is laid to turf and patio. The secure back garden space is perfect for summer days, soaking up the sun and relaxing. There is also a driveway with parking for 2 vehicles.

With everything taken care of for you, this new, energy-efficient house gives you the perfect home to start creating new memories. We look forward to welcoming you to St Stephens Park.

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

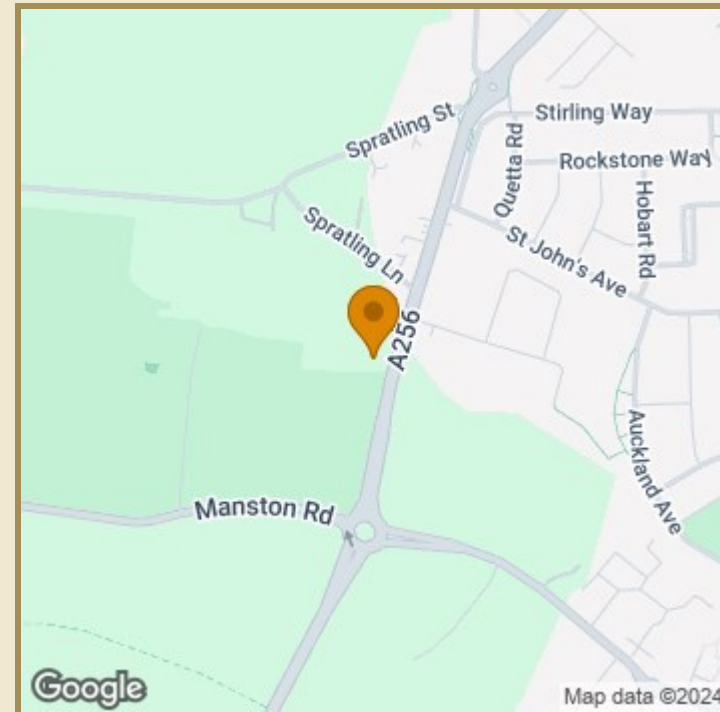
Freehold
 House - Semi-Detached
 1112.00 sq ft
 Council Tax Band
 EPC Rating

£380,000

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

GROUND FLOOR **FIRST FLOOR**

Certified Property Measurer RICS. This floor plan was constructed using measurements provided to © nideccom 2023 by a third party. Produced for Guildcrest Estates Ltd. REF: 962965



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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