



GUILDCREST ESTATES



1 Ellington Mews, St Stephens Park, Manston CT12 5NF





GUILDCREST ESTATES

Ellington Mews, St Stephens
Park, Manston CT12 5NF

Prices from £620,000

****Reserve Now****

Last few remaining

THE HARDWICK

With this 4 bedroom, detached home, big is most definitely beautiful.

With a modern, bright interior, you can enjoy ample room with a large entrance hall, leading to the spacious lounge, open plan kitchen/diner, downstairs cloakroom and utility room. Double doors in the lounge allow you to increase the open plan feel or keep it cosy. On the first floor, you will find 4 bedrooms, an en-suite and the family bathroom.

With a fully landscaped front garden and rear garden, laid to turf with an Indian Sandstone patio, there is plenty of room to enjoy the good weather. There is also a double garage and driveway for two vehicles.

This stunning new home is all-inclusive, it 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 bespoke, fully fitted Roma kitchens with integrated appliances and quartz





worktops.

The fully tiled bathrooms and en-suites feature modern white sanitaryware, with free standing baths, separate showers and beautiful vanity units. Also included are 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?

Make your move today and start enjoying your new life on the East Kent coast at St Stephens Park.

Experience luxury and comfort in this remarkable home.

Council Tax Band - TBA

Freehold

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

Fixed wireless broadband



GUILDCREST ESTATES

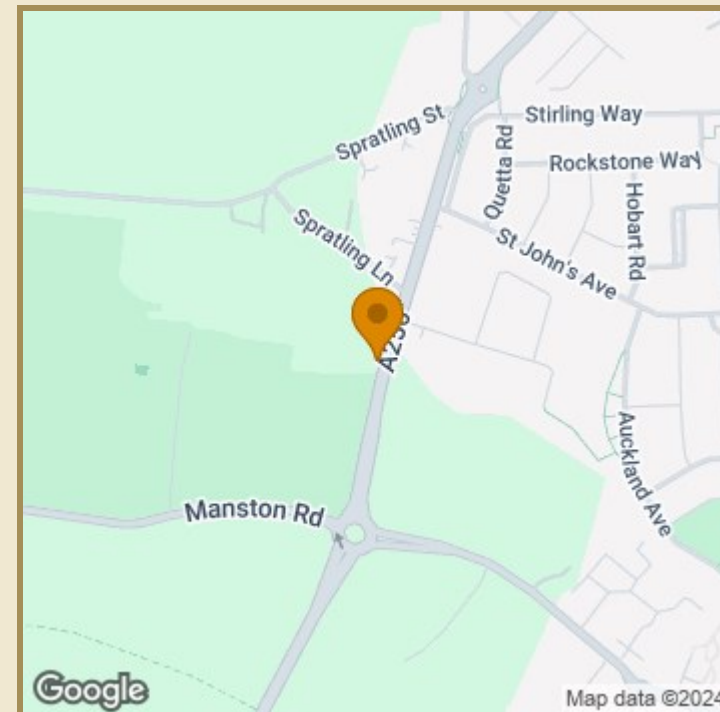
Key Features

- Great Location
- Large Plot
- Double Garage
- Stunning 4 Bed Detached House
- Exclusively Designed Fitted Kitchen
- Module Flooring & Luxurious Carpets Throughout
- En- Suites With Stylish Sanitaryware
- Soft Landscaping To The Front Garden

Important Information

Freehold
House - Detached
1604.00 sq ft
Council Tax Band New Build
EPC Rating

£620,000



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		



01843 272200 www.guildcrestestates.co.uk

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



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.