



GUILDCREST ESTATES



6 Ellington Mews, Manston, Ramsgate CT12 5NF



3



2



2



GUILDCREST ESTATES

Ellington Mews, Manston,
Ramsgate CT12 5NF

Prices from £380,000

****Reserve Now****

Last few remaining

THE HOLLINGDEAN

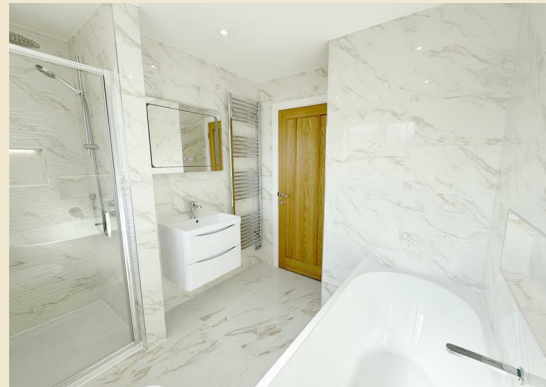
This stunning 3 bedroom semi-detached property invites you to experience the perfect blend of comfort, style and modern living. The light and spacious entrance hall with Moduleo LVT, provides access to the kitchen/diner, large downstairs cupboard, downstairs cloakroom and lounge.

In the kitchen you will find an exclusively designed kitchen, consisting of integrated appliances, a washer/dryer, 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 ensuite 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 cars and visitors bays opposite.

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: 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

- TURN KEY HOME
- STUNNING 3 BEDROOM SEMI-DETACHED HOUSE
- KITCHEN APPLIANCES INCLUDED
- EXCLUSIVELY FITTED KITCHEN
- MODULEO FLOORING & LUXURIOUS CARPETS THROUGHOUT
- GARAGE WITH OFF STREET PARKING
- SOFT LANDSCAPED GARDEN TO THE FRONT
- FULLY TURF GARDEN TO REAR

Important Information

Freehold
House - Semi-Detached
1118.00 sq ft
Council Tax Band New Build
EPC Rating

£380,000

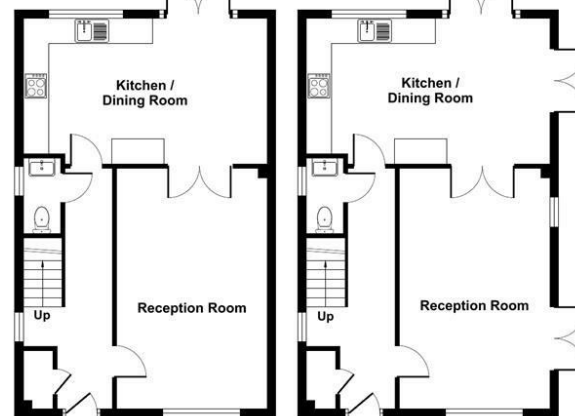
Ellington Mews, Ramsgate, CT12

For identification only - Not to scale



FIRST FLOOR 1

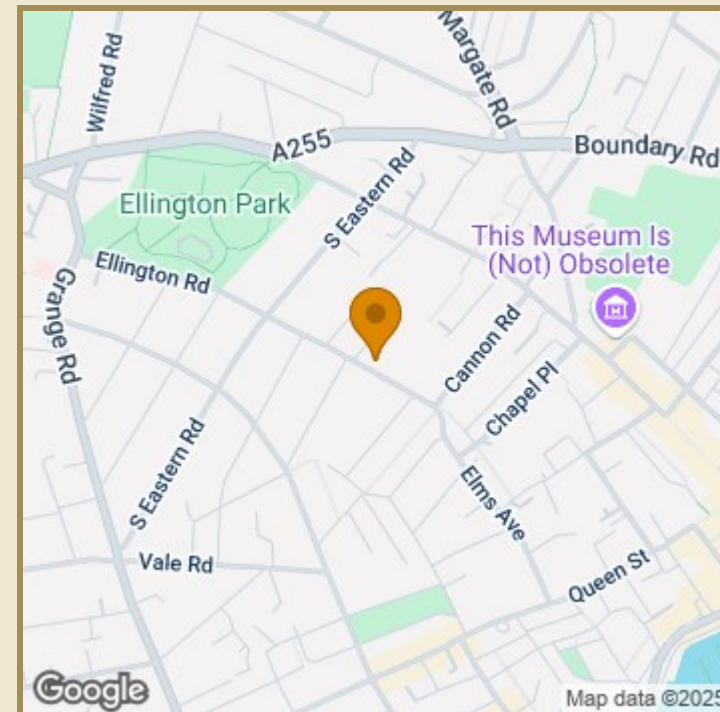
FIRST FLOOR 2



GROUND FLOOR 1

GROUND FLOOR 2

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Guildcrest Estates Ltd. REF: 962967



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

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



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