



GUILDCREST ESTATES



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





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Manston, Ramsgate CT12 5NE

**Prices from £370,000**

The Chasewater

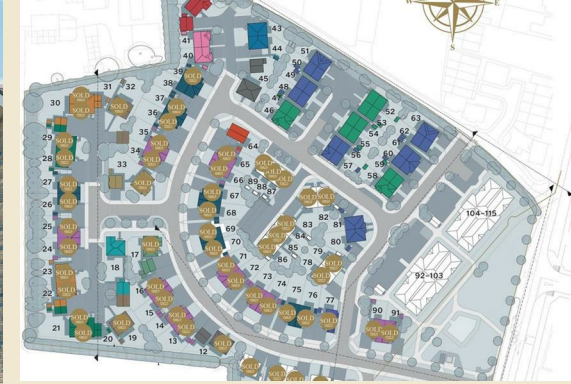
This stunning 3 bedroom semi-detached property invites you to experience the perfect blend of comfort, style and modern living. The light and spacious entrance hall with Moduleo LVT, provides access to the kitchen/diner, large downstairs cupboard, downstairs cloakroom and lounge.

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: 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

- THREE BEDROOM NEW BUILD
- GARAGE
- OFF STREET PARKING
- MODERN INTERIOR
- INTERGATED APPLIANCES INCLUDED
- EN SUITE SHOWER ROOM
- FULLY TILED BATHROOM
- LUXURY FLOORING INCLUDED

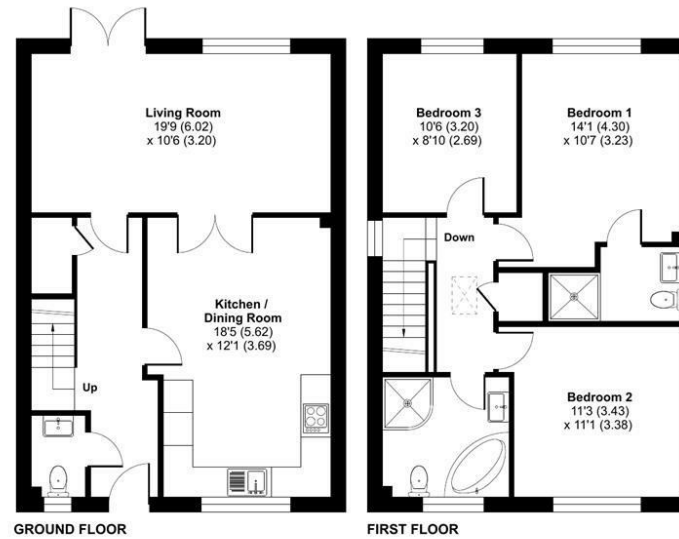
### Important Information

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

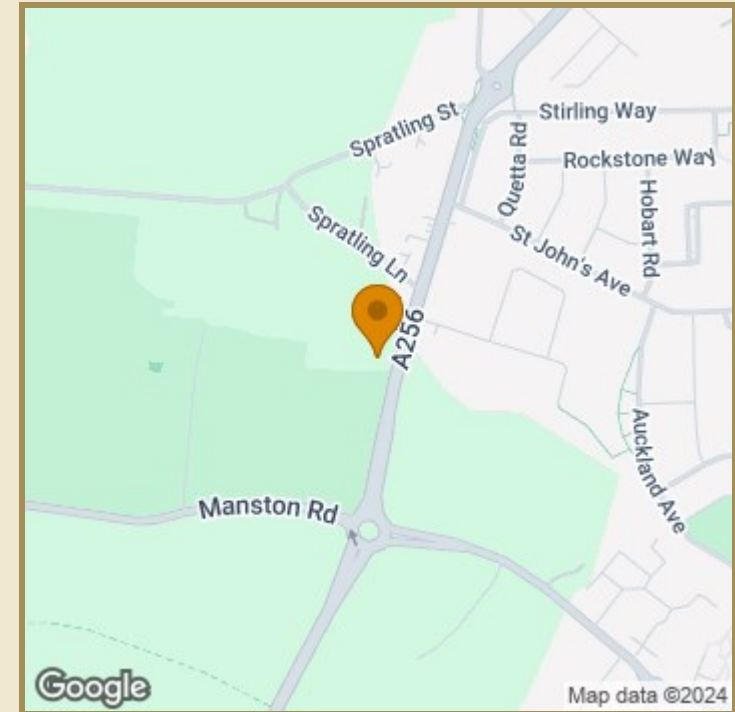
£370,000

### St Stephens Park, Ramsgate , CT12

Approximate Area = 1156 sq ft / 107.3 sq m  
For identification only - Not to scale



**Certified Property Measurer** This floor plan was constructed using measurements provided to **© nchocom** 2024 by a third party. Produced for Guildcrest Estates Ltd. REF: 1136258



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

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



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