



GUILDCREST ESTATES



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



3



2



1

St Stephens Park Road,
Manston, Ramsgate CT12 5NE

Prices from £370,000

The Chasewater

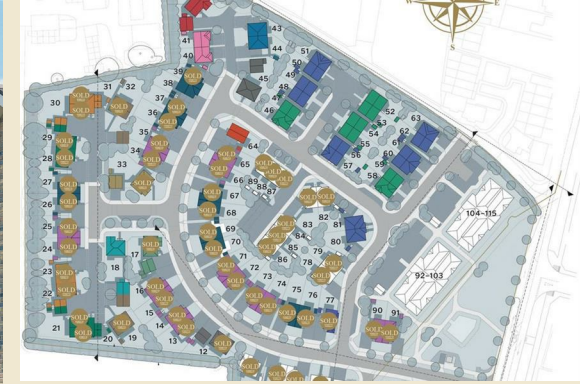
This stunning 3 bedroom semi-detached property invites you to experience the perfect blend of comfort, style and modern living. The light and spacious entrance hall with Moduleo LVT, provides access to the kitchen/diner, large downstairs cupboard, downstairs cloakroom and lounge.

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.





GUILDCREST ESTATES

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

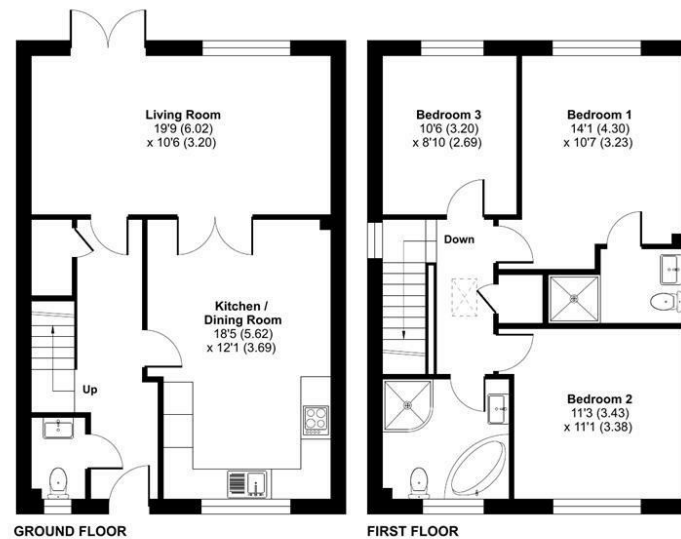
Important Information

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

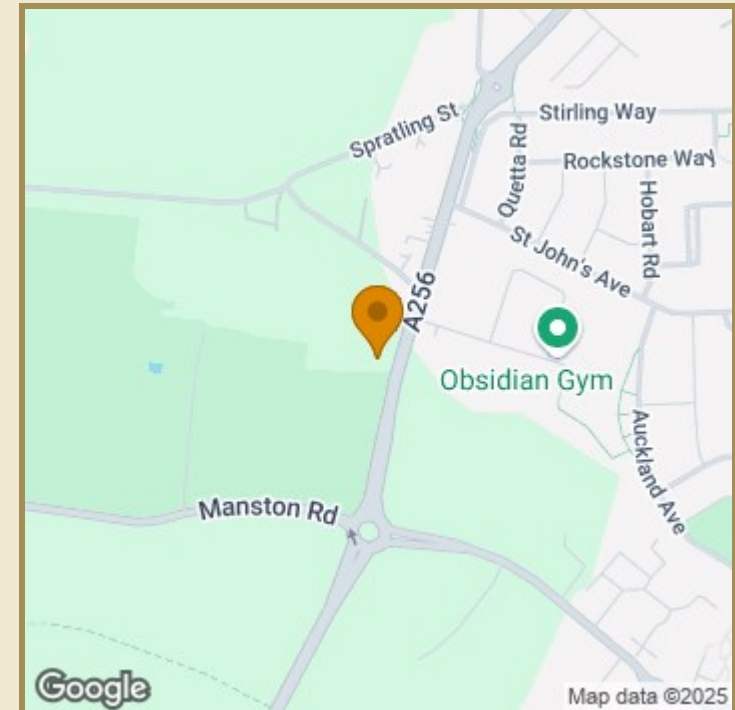
£370,000

St Stephens Park, Ramsgate , CT12

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



This floor plan was constructed using measurements provided to RICS by a third party.
Produced for Guildcrest Estates Ltd. REF: 1136258



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



01843 272200 www.guildcrestestates.co.uk

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



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

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.