



GUILDCREST ESTATES



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



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St Stephens Park Road,  
Manston, Ramsgate CT12 5NE

**Prices from £595,000**

**\*\*Reserve Now\*\***

Last few remaining

The Mulvihill

A stunning and impressive detached, 4 bedroom home, featuring a light, spacious and modern interior.

As you enter this large property, you step into a bright and light entrance hall which leads to the spacious open plan kitchen/diner, downstairs cloakroom, utility room and separate lounge. Double doors between the lounge and the dining area allow for further open plan living.

On the first floor are 4 large bedrooms, 2 of which have en-suites, and the family bathroom.

Enjoy the large rear garden laid to turf with an Indian Sandstone patio, a fully landscaped front garden and a detached double garage with driveway for 2 vehicles.

All-inclusive, this home is 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 a bespoke, fully fitted Roma kitchen with integrated appliances and quartz







worktops.

The fully tiled bathroom and en-suites feature modern white sanitaryware, including free standing baths, separate showers 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, in this luxurious new home.

Council Tax Band - TBA

Freehold

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

Fixed wireless broadband







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## Key Features

- Stunning 4 Bedroom Detached House
- Great Location
- Double Garage
- Large Plot
- Exclusively designed Fitted Kitchen
- Moduleo Flooring & Luxurious Carpets
- En-Suites With Stylish Sanitaryware
- Soft Landscaping To The Front Gardens

## Important Information

Freehold  
House - Detached  
1716.00 sq ft  
Council Tax Band New Build  
EPC Rating

£595,000

### St Stephens Park Road, Ramsgate, CT12

For identification only - Not to scale



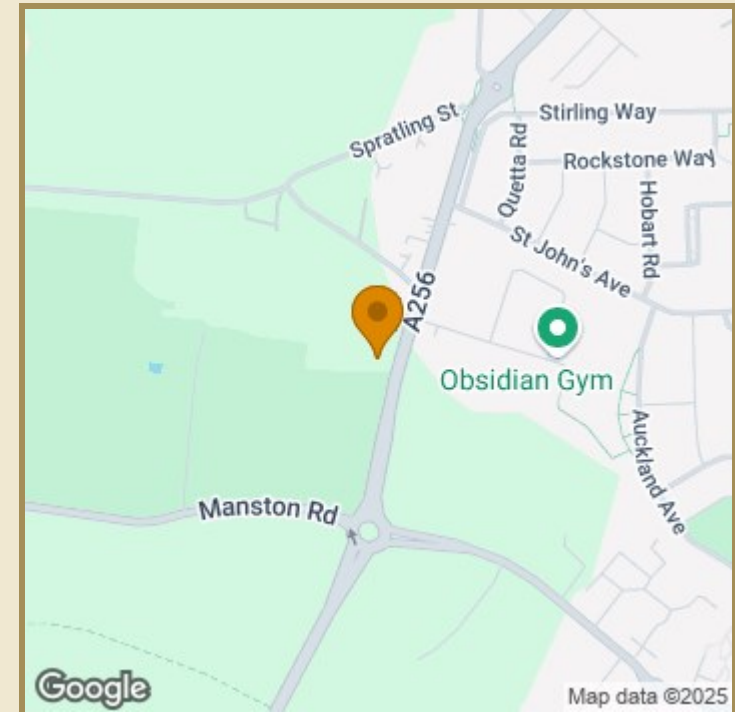
FIRST FLOOR



GROUND FLOOR



This floor plan was constructed using measurements provided to © nidecon 2023 by a third party. Produced for Guildcrest Estates Ltd. REF: 962977



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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