



GUILDCREST ESTATES



Nursery House Arundel Road, Clifftsend, Ramsgate CT12 5DZ



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Arundel Road, Cliffsend,
Ramsgate CT12 5DZ

Offers in excess of £500,000

Positioned on Arundel Road in the charming village of Cliffsend, Ramsgate, this modern detached house presents an exceptional opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this property is designed to accommodate the needs of a growing family with ease.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining. The impressive lounge offers an expansive space for gatherings and family activities. The kitchen and dining area are generously sized, providing an ideal setting for family meals and social occasions and complemented by a delightful conservatory. Additionally, a downstairs WC, study and utility area enhance the functionality of this home, catering to the demands of modern living.

The property features two bathrooms, ensuring convenience for all family members. Outside, the private rear garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting barbecues. The driveway accommodates parking for approximately three vehicles, a valuable asset in this semi-rural location.

Situated close to the Thanet Way and Thanet





Parkway train station, this home benefits from excellent transport links, making it easy to explore the surrounding areas. The unadopted road adds to the charm of the setting, providing a peaceful atmosphere while still being within reach of local amenities.

In summary, this delightful family home on Arundel Road combines modern living with a serene environment, making it an ideal choice for those looking to settle in a lovely part of Ramsgate.

Council Tax Band E
Freehold
Mains water, sewer, electricity and gas with
gas central heating
Fixed wireless broadband





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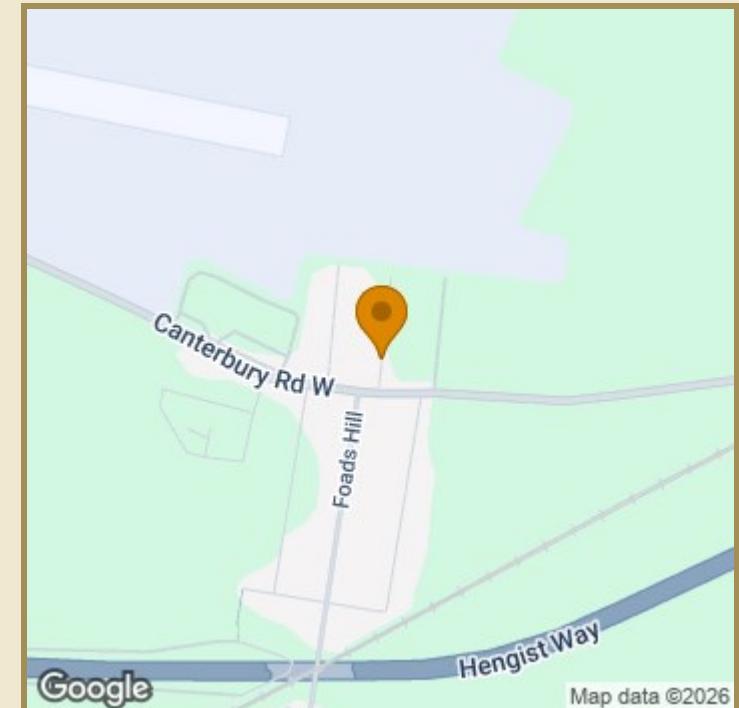
Key Features

- Larger than you think family home!!!
- 4 good size bedrooms one with en suite
- Great size kitchen/Dining room and Lounge
- Conservatory. Study and Utility Area
- Private rear garden
- Driveway with parking for approx 3 vehicles
- Easy Access to Thanet Way and Thanet Parkway train station
- Council Tax Band E

Important Information

Freehold
House - Detached
2304.00 sq ft
Council Tax Band E
EPC Rating C

£500,000



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 (CO₂) 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 | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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