



GUILDCREST ESTATES



12 Chapman Fields, Cliffsend, Ramsgate CT12 5LB





GUILDCREST ESTATES

Chapman Fields, Cliffsend,
Ramsgate CT12 5LB

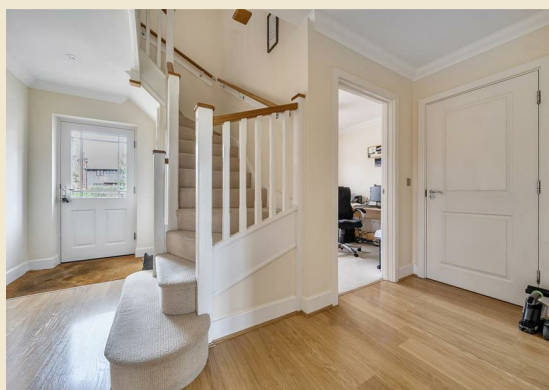
Guide price £600,000

Tucked away in the desirable area of Chapman Fields, Cliffsend, Ramsgate, this modern detached house presents an exceptional opportunity for families seeking both space and comfort. With a generous layout, the property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen, complemented by a utility room, ensures that daily tasks are both efficient and enjoyable.

This home features four spacious double bedrooms, providing ample accommodation for family members or guests. Additionally, a convenient study on the ground floor offers a perfect space for remote work or study, catering to the needs of modern living. The two bathrooms are thoughtfully designed, ensuring convenience for all.

Parking is a breeze with space for up to seven vehicles, including a double garage, making it ideal for larger families or those with multiple cars. The large and sunny garden is a delightful outdoor space, perfect for children to play, hosting summer barbecues, or simply enjoying the tranquillity of nature.

Situated in a sought-after development, this property is conveniently located near Thanet Parkway Train Station, providing excellent





transport links for commuters. This home is not just a property; it is a lifestyle choice, offering a blend of modern living in a peaceful setting. Do not miss the chance to make this splendid house your new home.



GUILDCREST ESTATES

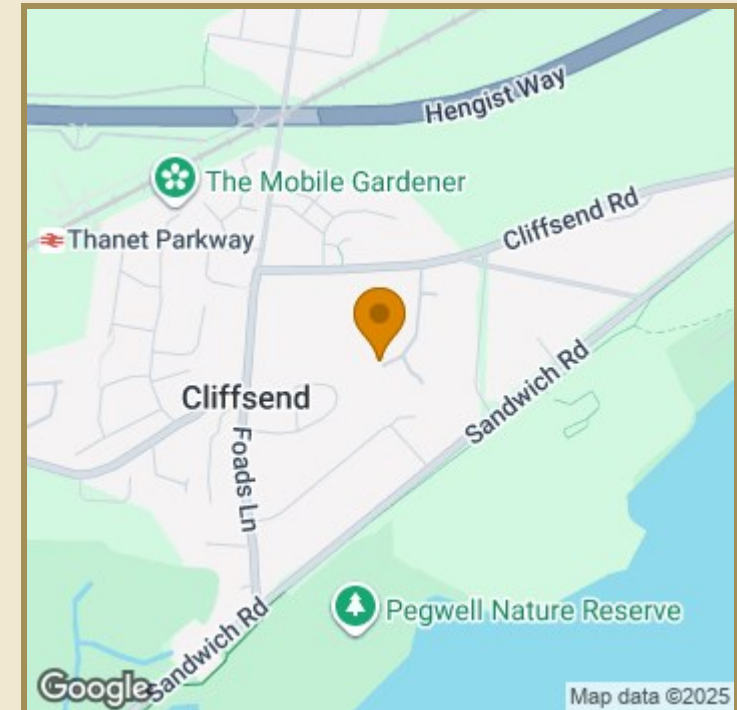
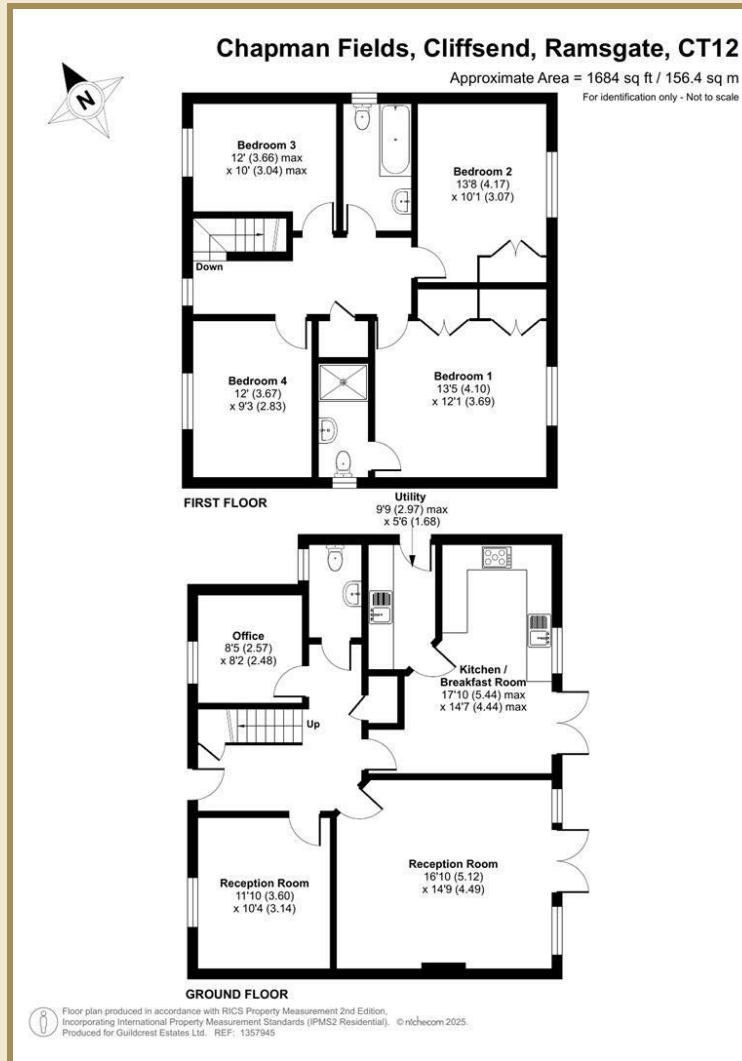
Key Features

- Modern detached house in the sought after Chapman Fields development
- Two spacious reception rooms and study
- Well-appointed kitchen, complemented by a utility room
- Four spacious double bedrooms
- Bathroom, en-suite shower room and downstairs cloakroom
- Double garage and driveway with space for multiple cars
- Large and rear sunny garden
- Conveniently located near Thanet Parkway Train Station

Important Information

Freehold
House - Detached
1684.00 sq ft
Council Tax Band F
EPC Rating C

£600,000



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 (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.