



3 Colette Close, Broadstairs
Offers In The Region Of £575,000



Loved and looked after but ready to be redecorated throughout. This is a fabulous, detached family home. A substantial, spacious, double fronted property offering over 1800 square feet with the potential to go even larger! Planning permission has been granted for a wrap around extension to really maximise the true value of this perfect plot with sea glimpses from three of the bedrooms. It's already a great house but a time capsule from a previous generation, it's all there to make your own with five good size bedrooms, two bathrooms, two receptions, a large kitchen/diner, utility room, shower room, conservatory, garage and off road parking for three cars! The garden is beautiful with an extensive area laid to lawn, mature trees together with established flowers and shrubs. Colette Close is nestled between the sought after avenues in Kingsgate, a highly desirable location. It is just a four minute walk to the breath taking Botany Bay with stunning views of white cliffs and beautiful chalk stacks. It is less than a five minute drive to the North Foreland Golf Club, one of the most popular seaside golf courses in the country.

This property also has planning permission agreed. Plans can be provided upon request. FH/TH/23/0716.

Viewing is highly recommended. Call TMS Estate Agents now for your escorted viewing. We are available 7 days a week! NO CHAIN!





Porch
10'1" x 7'6" (3.09 x 2.29)

Entrance Hall
12'11" x 11'10" (3.96 x 3.61)

Lounge
23'5" x 11'10" (7.15 x 3.63)

Dining Room
11'7" x 7'4" (3.54 x 2.25)

Kitchen
14'6" x 10'7" (4.44 x 3.25)

Cloakroom
5'4" x 5'0" (1.63 x 1.54)

Utility Room / Shower Room
8'9" x 7'10" (2.69 x 2.40)

Bedroom Five / Study
9'10" x 7'10" (3.00 x 2.40)

FIRST FLOOR

Main Bedroom
12'4" x 11'10" (3.78 x 3.63)

Bedroom Two
12'1" x 10'11" (3.70 x 3.35)

Bedroom Three
11'10" x 10'1" (3.63 x 3.09)

Bedroom Four
11'6" x 8'5" (3.52 x 2.59)

Bathroom
7'4" x 7'4" (2.25 x 2.25)

EXTERNAL

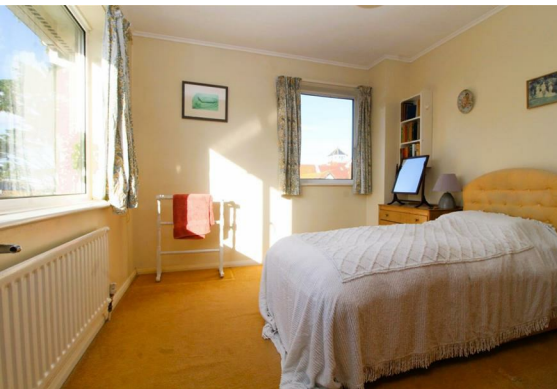
Garage
23'5" x 10'2" (7.15 x 3.10)

AGENT NOTE

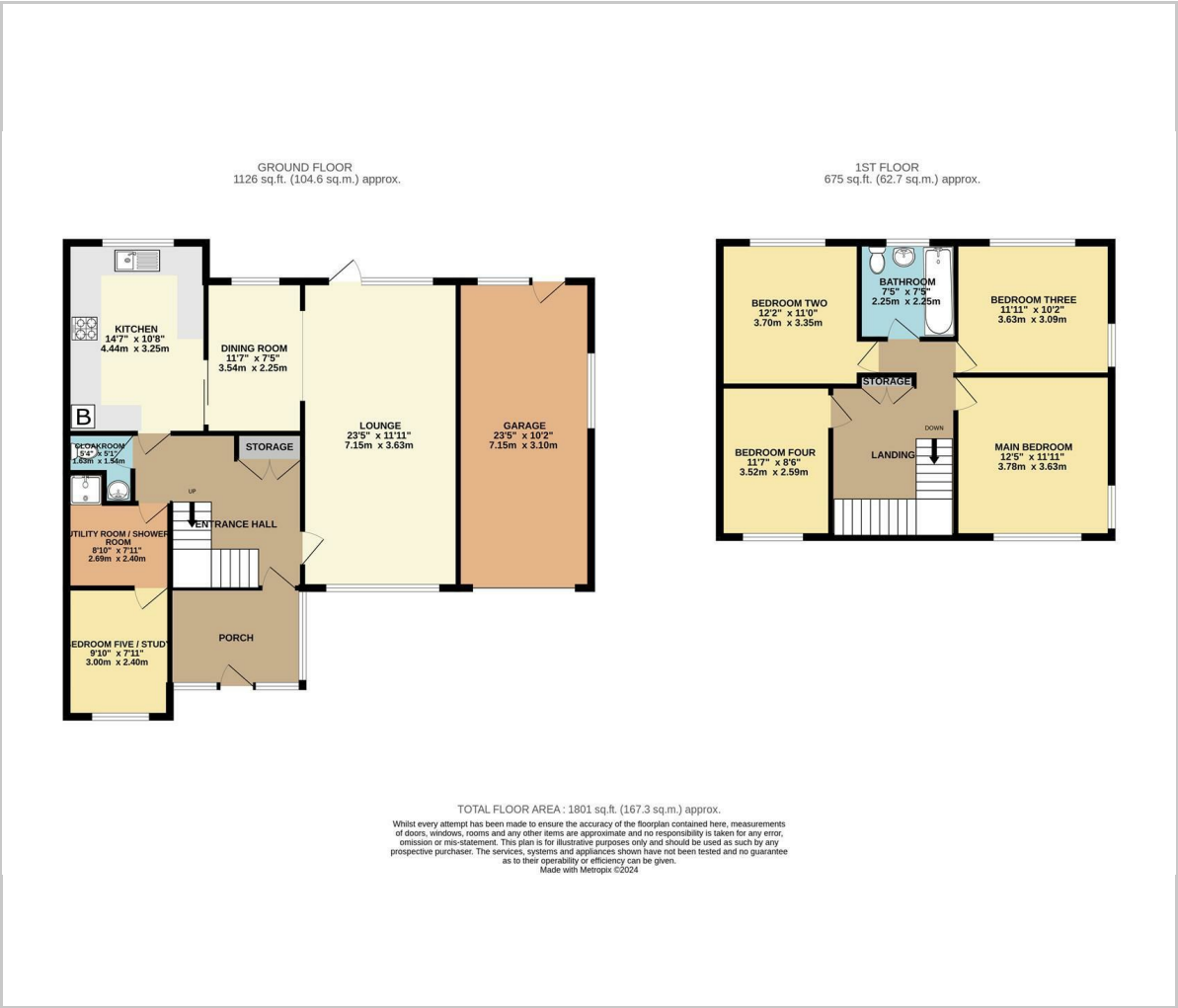
We have been advised by the vendor that the RCD was tripping. To resolve the issue in the short term, some of the sockets have been isolated. To supply power for the central heating, an extension lead is in use across the landing.

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Floor Plan



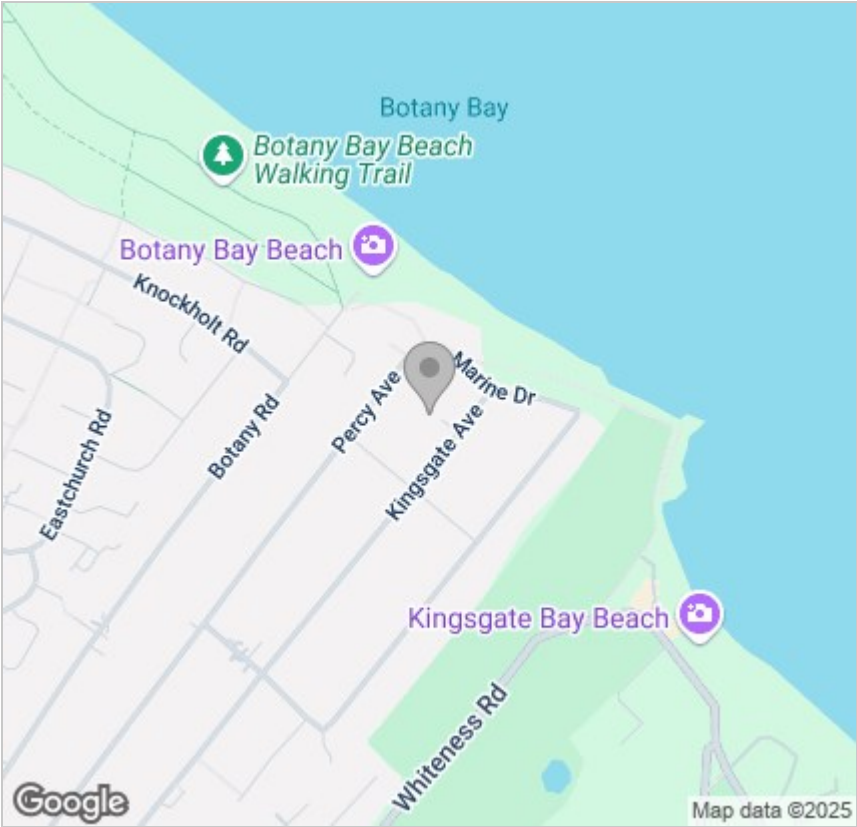
Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

