



Scholars Road, Broadstairs, CT10 1FJ

Offers In The Region Of £315,000



Welcome to Scholars Road.

From the moment you lay eyes on the sand-coloured brick façade, framed beautifully with crisp white windows and a lavender-grey front door, you'll know this home is something special.

Step inside and you're greeted by a bright hallway, complete with a handy downstairs loo - no more guests traipsing upstairs! The kitchen sits snugly at the front of the home and makes fantastic use of the space, boasting all the integrated mod-cons you could ask for: oven, fridge/freezer, washing machine, and the all-important dishwasher. (Let's be honest - once you've had one, there's no going back!) There's also a sleek gas hob and extractor fan for all your MasterChef moments.

To the rear, the spacious lounge/diner is a real showstopper. The current owners have added a stunning media wall and styled the space in calming greys with soft lighting and plush textures - it's truly move-in ready; just unpack and pop the kettle on.

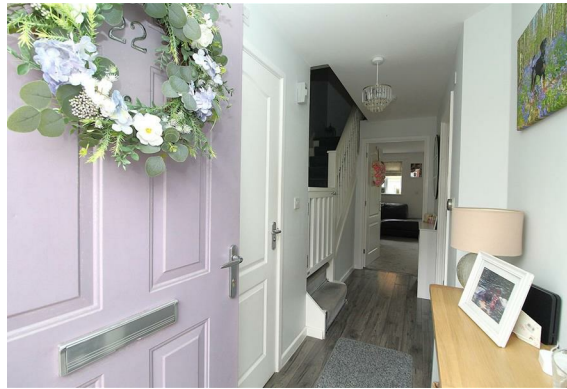
Upstairs, you'll find two generously-sized double bedrooms. The second bedroom has a clever stud wall creating a dedicated office space - ideal for remote working - but it could easily be transformed into a dreamy dressing room or a top-tier gaming den. Your call! The main bathroom is bright and modern, featuring a full-size bathtub with an overhead shower, basin and toilet.

Step outside and the magic continues. The rear garden has been beautifully landscaped with paving and decking, surrounded by lush greenery and vibrant pots that bring it all to life. The garden's layout cleverly catches the sun, and the seating area is perfectly positioned for soaking it up - morning coffee or evening tipple, anyone?

Extras? You bet. There's allocated parking for one car and owned-outright solar panels, keeping your energy bills in check!

A beautiful, modern home that's been loved and looked after - and now it's ready for its next chapter. Could it be yours?

Call TMS to view this fantastic home. We are available 7 days a week.





Lounge/Diner
13'10" x 13'5" (4.23 x 4.11)

Kitchen
13'5" x 6'10" (4.09 x 2.10)

W.C
5'11" x 3'4" (1.81 x 1.03)

FIRST FLOOR

Main Bedroom
13'10" x 9'0" (4.23 x 2.76)

Bedroom Two
10'8" x 10'5" (3.27 x 3.20)

Office/Dressing Room
5'6" x 4'9" (1.70 x 1.45)

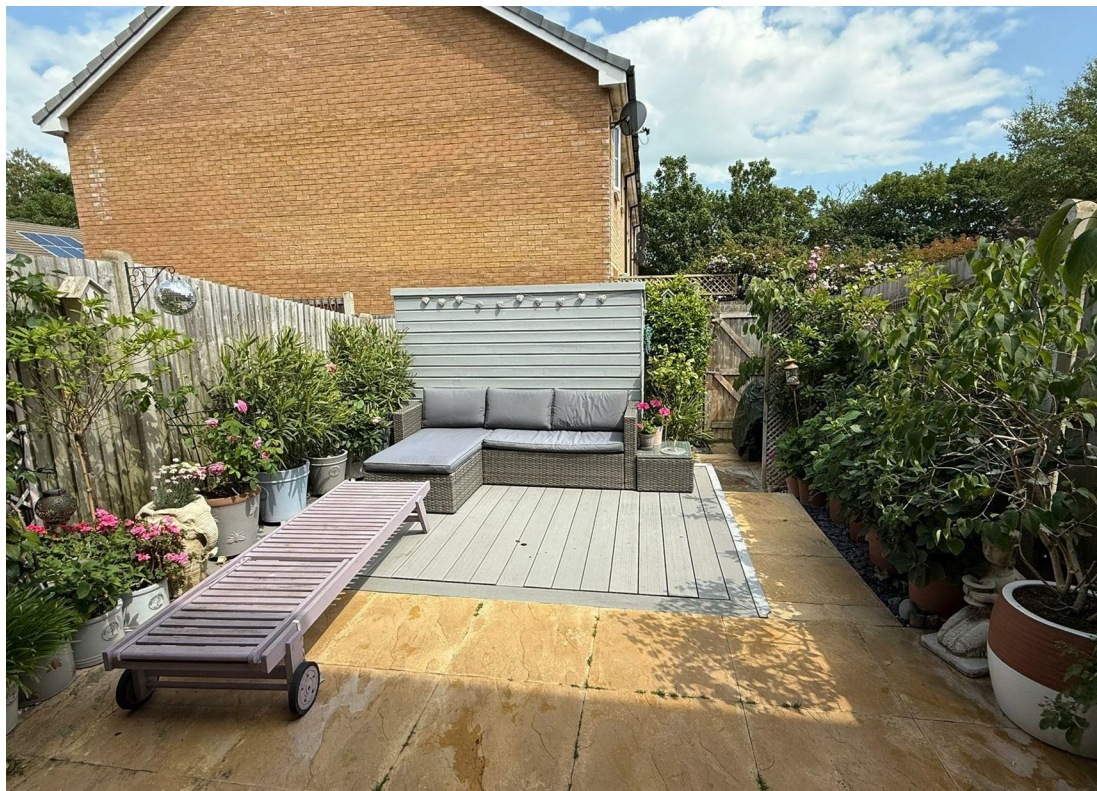
Bathroom
7'1" x 6'10" (2.17 x 2.10)

Identification Checks

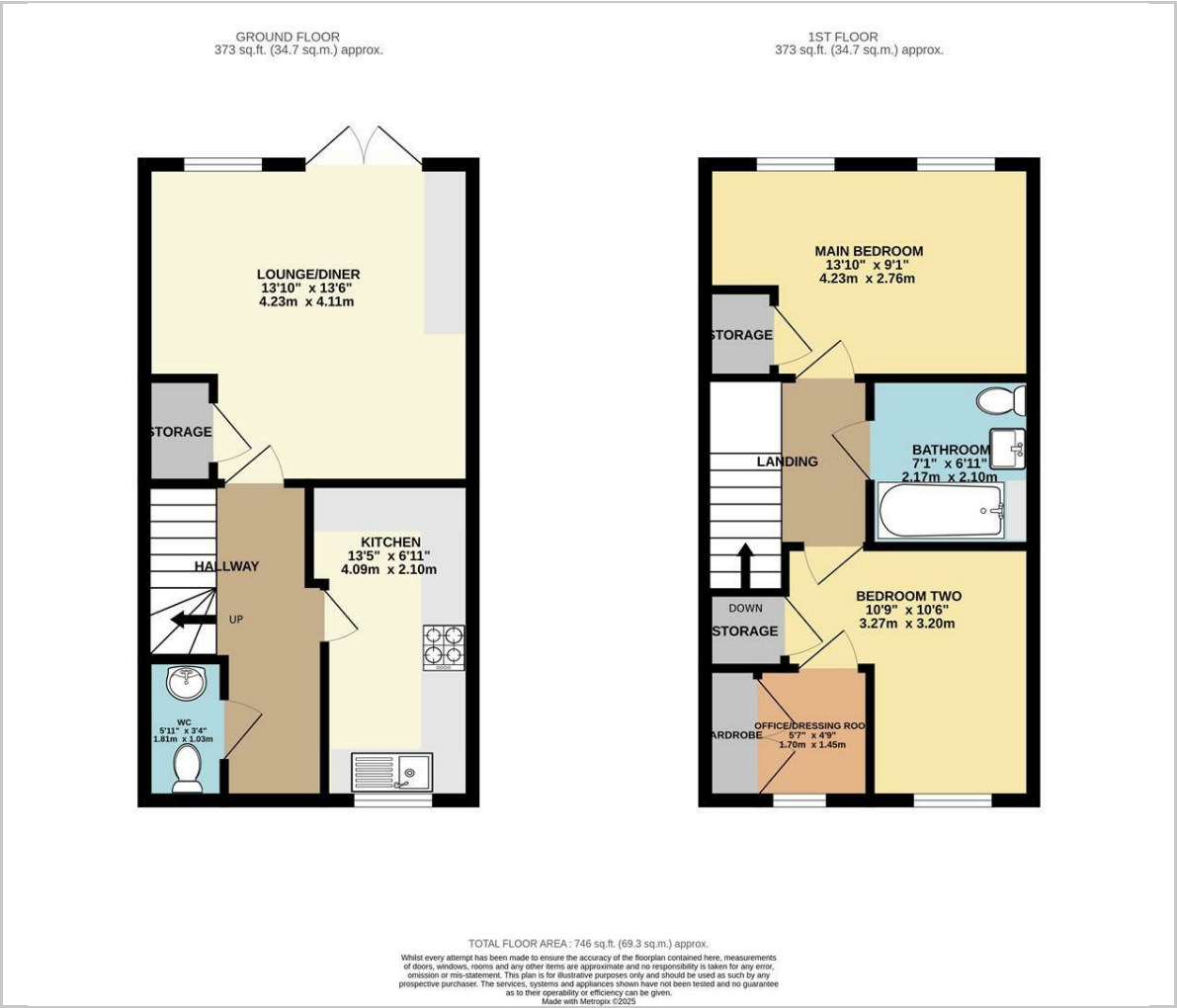
Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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.

Agent Note

There are maintenance charges for the property due to external communal areas being upkept at a current charge of £60 per annum. for more information please contact a member of the sales team.



Floor Plan



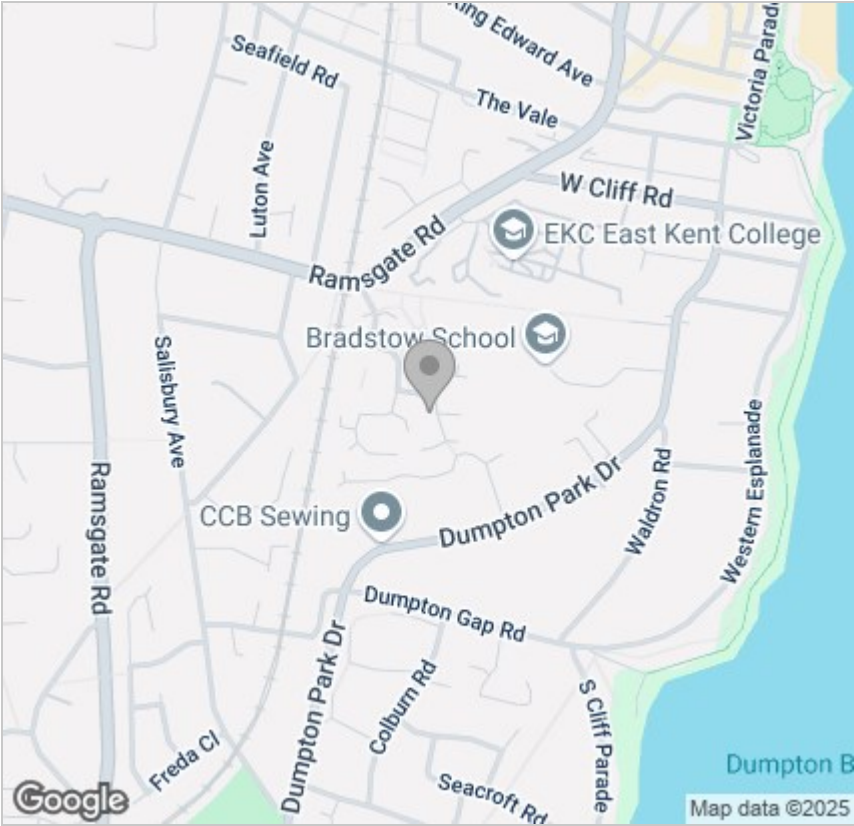
Viewing

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.

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Area Map



Energy Efficiency Graph

