



Thomas  
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ESTATE AGENTS



**15 Springfield Road**  
Cliftonville, Margate, CT9 3EA

- Detached House With Sea Views
- Three Double Bedrooms
- Three Reception Rooms
- Lovely Gardens, Parking Plus

**£450,000**

EPC Rating '65'





## Property Description

### ENTRANCE PORCH

Double glazed entrance door, double glazed panels, laminate flooring.

### HALLWAY

Double glazed door, coved ceiling, inset led lighting, storage recess ideal for a bookcase, radiator, double glazed door and double glazed panels to utility room, steps and door to WC, doors to:-

### CLOAKROOM WC

Steps down from hallway, low level WC, wash hand basin, double glazed window.

### SITTING ROOM

20' 01" x 12' 01" (6.12m x 3.68m) Coved ceiling, stone fireplace houses an electric suite, TV point, double radiator, three double glazed windows, sliding double glazed doors open to:-

### CONSERVATORY



19' 06" x 9' 04" (5.94m x 2.84m) Double glazed roof, double glazed panels, double glazed French doors to the garden, four wall light points, power points, attractive panelling.

**DINING ROOM**

12' 06" x 10' 07" (3.81m x 3.23m) Coved ceiling, double glazed window to the front, radiator, archway leading to:-

**KITCHEN**

11' 10" x 8' 11" (3.61m x 2.72m) Measurements include a comprehensive range of contemporary high gloss fitted base units with an integrated full size dishwasher, fridge freezer, electric fan oven, microwave as well as a four burner gas hob and sink unit inset into Caldeira Zenith Worktops, to the rear matching splash backs with coordinating wall cabinets, two larder cupboards covers a wall mounted gas boiler plus plenty of storage, under counter lighting, double glazed window to the front.



**UTILITY ROOM**

11' 10" x 10' 10" (3.61m x 3.3m) Reducing to 4"01, measurements include a range of fitted base units with space for washing machine, space for drier, sink and drainer with an electric water heater over, double glazed windows, double glazed French doors open to the deck and garden, door to:-

**STAIRS TO:-**

**LANDING**

Coved ceiling, Oak newel post and banisters with contemporary glass panels, door to airing cupboard, doors to:-



**BEDROOM ONE**

20' 00" x 12' 02" (6.1m x 3.71m) Maximum measurements, coved ceiling, double radiator, two large double glazed windows with sea views, TV point.

**BEDROOM TWO**

12' 07" x 10' 07" (3.84m x 3.23m) Measurements include a built in double wardrobe with hanging rail and storage space, Coved ceiling, double glazed window, radiator.

**BEDROOM THREE**

12' 06" x 9' 02" (3.81m x 2.79m) Measurements include built in double wardrobe with hanging rail and storage space, radiator, double glazed window.



**SHOWER ROOM AND WC**

Glazed double shower enclosure with a mains fed shower fitment, pedestal was basin and a low level WC, coved



ceiling inset with led lighting, double radiator, double glazed window.

**REAR GARDEN**

A large garden, in the main laid to lawn with two wooden deck areas, mature planted borders, fence perimeters.

**FRONT GARDEN**

Laid to lawn, inset planted borders, crazy paved driveway.

**PARKING AND GARAGE**

A long driveway provides parking or several vehicles and provides access to the garage.

**AGENTS NOTES**

Council Tax Band E  
 (£PA) £2,481.82  
 Local Authority - Thanet District Council

**MEASUREMENTS**

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. All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.



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