



173 Canterbury Road, Margate, CT9 5BY

Offers In Excess Of £550,000

- Meticulously Presented
- Modernised Throughout
- Formal Sitting Room
- Open Plan Kitchen/diner/dayroom
- Plenty Of Parking
- Beautiful Bathroom And Shower Room

A beautiful family home, meticulously and thoughtfully modernised throughout to a beautiful standard. Plenty of originality remains, seamlessly teamed with modern appliances. The property is beautifully decorated throughout and offer the buyer the opportunity to unpack and enjoy all the facilities Margate has to offer. Arranged currently as a spacious hallway, formal sitting room, fabulous kitchen/diner/dayroom with beautifully fitted kitchen, French doors to the garden as well as a log burning stove. There is also a walk in shelved larder not to mention the essential WC facilities and utility room. On the first floor the principal bedroom with wrought iron fireplace plus two additional bedrooms. Spoilt for choice as to whether you use the sumptuous bathroom with roll top or the amazing shower room with a magnificent walk in shower. There is a staircase from the landing that gives access to two spacious loft rooms which have plenty of potential uses, maybe a study or hobby room. The rear garden is laid to lawn with planted borders.



Property Description

THE PROPERTY

A beautiful family home, meticulously and thoughtfully modernised throughout to a beautiful standard. Plenty of originality remains, seamlessly teamed with modern appliances. The property is beautifully decorated throughout and offer the buyer the opportunity to unpack and enjoy all the facilities Margate has to offer. Arranged currently as a spacious hallway, formal sitting room, fabulous kitchen/diner/dayroom with beautifully fitted kitchen, French doors to the garden as well as a log burning stove. There is also a walk-in shelved larder not to mention the essential WC facilities and utility room. On the first floor the principal bedroom with wrought iron fireplace plus two additional bedrooms. Spoilt for choice as to whether you use the sumptuous bathroom with roll top or the amazing shower room with a magnificent walk-in shower. There is a staircase from the landing that gives access to two spacious loft rooms which have plenty of potential uses, maybe a study or hobby room. The rear garden is accessed from the kitchen onto a large, paved patio with a formal lawn, raised planters and vegetable patch. There is also a long driveway, garage to the side plus a workshop. Viewing is essential.



ENTRANCE HALLWAY

Entrance is via a panel wooden leaded light glazed front door, leaded light windows to side, coved ceiling, ceiling rose, stairs to 1st floor, door to under stairs storage cupboard, exposed wooden flooring, two wall, doors to:-

FORMAL SITTING ROOM

15' 1" x 13' 5" (4.6m x 4.09m) Coved ceiling, plaster ceiling rose, colonial style shutters, plaster fire surround with open chimney recess, hidden TV aerial point for wireless installation, column style radiator, exposed wooden



flooring.

OPEN PLAN KITCHEN/DINER/DAY ROOM

20' 8" x 16' 3" (6.3m x 4.95m) Broadly L shaped, coved ceiling, two plaster ceiling roses, measurements include a range of fitted base units with space for a gas range cooker, reclaimed Iroko school laboratory worksurface, mixer taps and filtered freshwater tap, a deep Belfast sink, space for fridge freezer, attractive wooden panelling, Anthracite Crittall style double glazed window to side, column radiator, central island, with marble, worksurface, open fire recess with a fitted log burner, set on a granite plinth, engineered oak flooring, double glazed Crittall Anthracite French doors with skylight panels above lead onto the patio.



WALK IN LARDER

Doorway leads to pantry with plenty of built in shelving and additional storage space, door to:-

UTILITY ROOM AND WC

Cloakroom WC suite comprising of a low-level WC and a wall hung wash basin, plenty of storage space for washing machine and dryer, window to rear, attractive tiled flooring, wall mounted gas boiler.



FIRST FLOOR

LANDING

Stairs to 2nd floor, coved ceiling, exposed wooden flooring, doors to:-

BEDROOM ONE

13' 3" x 12' 10" (4.04m x 3.91m) Coved ceiling, plaster ceiling rose, exposed wooden flooring, deco style fire surround with tiled insert, column style radiator, Views over

the rear garden.

BEDROOM TWO

15' 2" x 12' 6" (4.62m x 3.81m) Coved ceiling, plaster ceiling rose, colonial style shutters to bay window, exposed wooden flooring, column style radiator.

BEDROOM THREE

9' 3" x 8' 0" (2.82m x 2.44m) Plaster ceiling rose, coved ceiling, colonial style shutters over the window, expose wooden flooring.

BATHROOM

9' 0" x 8' 4" (2.74m x 2.54m) A generous bathroom, suite comprises of a roll top corner bath, pedestal wash basin, low-level WC, coved ceiling, plaster ceiling rose, window to rear, radiator, attractive chequerboard tiling.

SHOWER ROOM WC

8' 6" x 5' 4" (2.59m x 1.63m) Maximum measurements, suite comprising of a recess flush WC, wall mounted washbasin, enclosed shower with an oversized shower, rose, storage niche, attractive tiling, mains fed shower fitment, thermostatically controlled, coved ceiling, dado rail, attractive, wooden, panelling, column style radiator, frosted window to side, two wall light points, attractive chequerboard ceramic tiling.

STAIRS TO

SECOND FLOOR LANDING

Storage area, doorways to:-

LOFT ROOM ONE

14' 5" x 7' 0" (4.39m x 2.13m) Maximum measurements.

LOFT ROOM TWO

14' 2" x 6' 8" (4.32m x 2.03m) Plus corner return

REAR GARDEN

The rear garden is accessed from French doors in the kitchen, steps onto a large paved patio with an impressive mature date palm, planted borders of lavender lead onto the formal lawn, a range of raised flower beds and vegetable / salad beds, a long block paved driveway with access to the garage with a workshop at the rear, gates to the front offer hidden parking, timber shed.

FRONT GARDEN

Laid to lawn with planted borders, pathway leads to the front door, block paving offers parking space, gates offer access to the hidden parking/side garden.

COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band D

Council Tax Cost (PA) £2,231.31

MEASUREMENTS

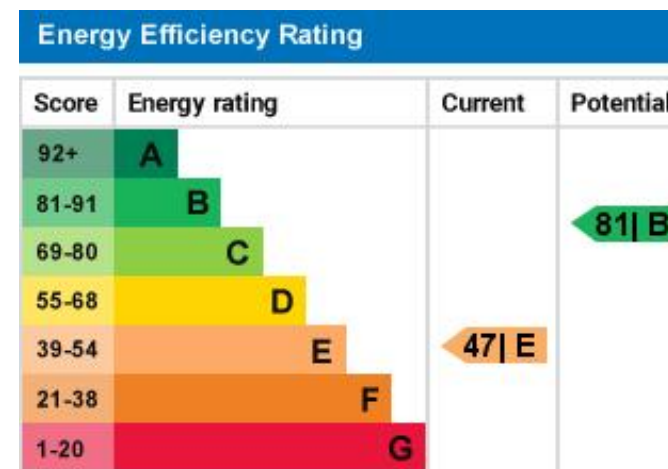
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's 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 may be subject to a small margin of error.

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer accepted on a

property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.

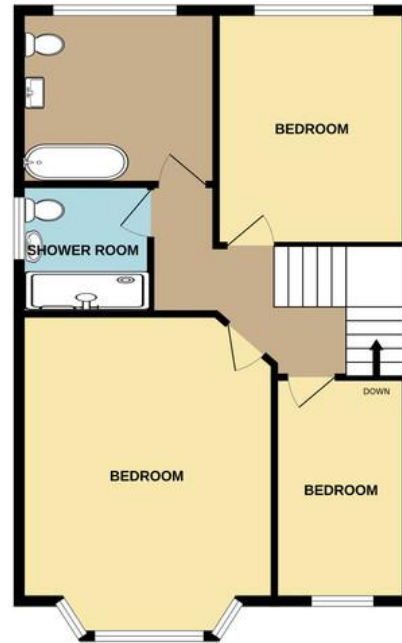




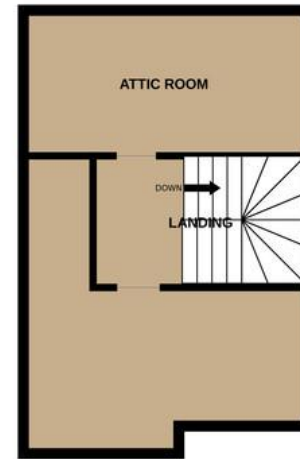
GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



2ND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 1692 sq.ft. (157.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

rightmove

Zoopla



152 Northdown Road, Cliftonville,
Margate, Kent, CT9 2QN

www.thomasjackson.biz
01843 221000
sales@thomasjackson.biz

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Thomas
jackson
ESTATE AGENTS

