



Thomas
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ESTATE AGENTS

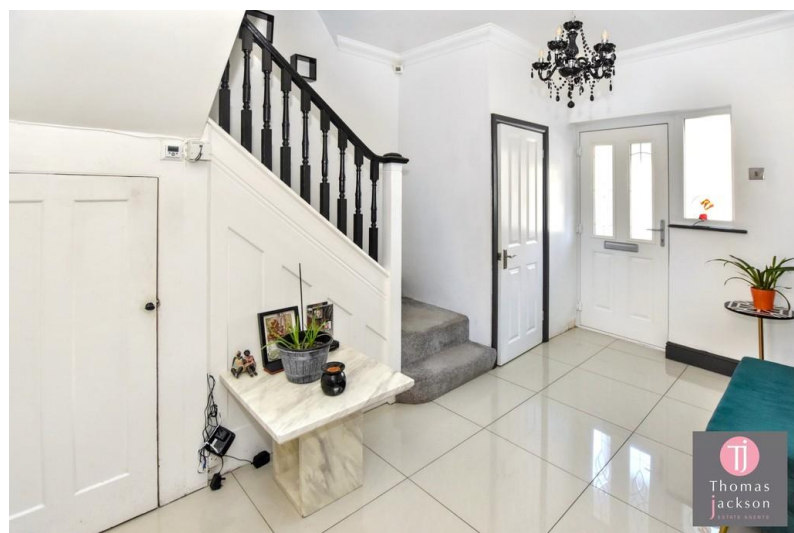


1 Talbot Road
Cliftonville, CT9 2AR

- Superb Family Home
- Four Double Bedrooms
- Two Reception Rooms Plus Conservatory
- Generous Kitchen

£450,000

EPC Rating '69'





Property Description

THE PROPERTY

Deceptively spacious accommodation on offer in this larger than average family home, situated in a central position close to plenty of facilities and transport links. Both Dane and Northdown parks, the cliff tops of Palm Bay and local schools are all in close proximity. Comprising entrance porch, spacious reception hall, cloakroom WC, a family TV room plus a very spacious reception room that opens onto the garden. In addition there is also a large conservatory plus a generous kitchen. On the first floor there are four double bedrooms, three offering plenty of built in storage plus the family bathroom which features a bath as well as a separate shower. Externally a large rear garden with a deck, lawn, planted borders and vegetable patch. There is also the opportunity to accommodate a motorhome or caravan without compromising parking space to the front.

ENTRANCE PARCH

Double glazed front door, double glazed panels, quarry tiled flooring, double glazed front door with



double glazed panel to:-

RECEPTION HALLWAY

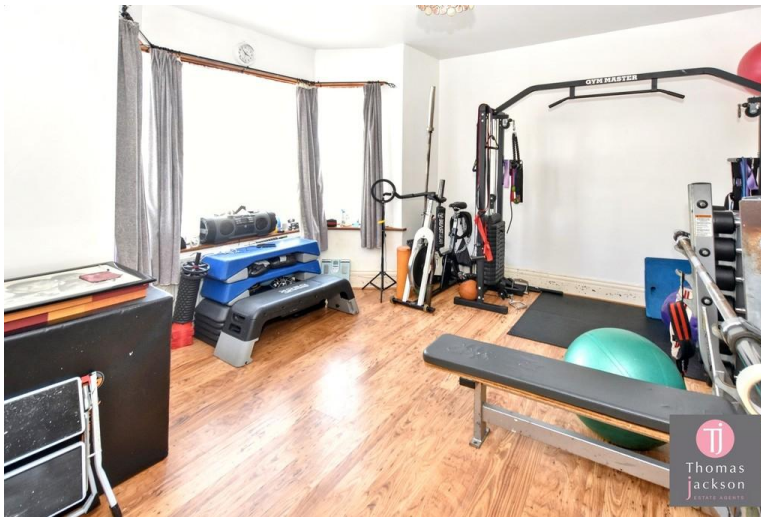
Coved ceiling, stairs to first floor, under stairs storage cupboard, contemporary radiator, polished porcelain floor tiling with underfloor heating, doors to:-

CLOAKROOM WC

Low level WC, wall mounted wash basin, extractor fan, double glazed window, polished porcelain flooring.

FAMILY ROOM

15' 06" x 12' 01" (4.72m x 3.68m) Measurements into bay, double glazed bay windows to the front, double radiator, laminate flooring.



RECEPTION ROOM

18' 0" x 13' 09" (5.49m x 4.19m) Coved ceiling, double glazed window to the side, double glazed French doors open onto the garden, stone fireplace with a gas coal effect fire, four wall light points, laminate flooring, TV point.

KITCHEN

14' 09" x 11' 08" (4.5m x 3.56m) Measurements include well planned fitted base units with space for washing machine, tumble drier, dishwasher, American style fridge freezer, worksurface over inset with a five burner gas hob, a corner cast resin sink and drainer with mixer tap over plus a circular sink and mixer tap, double electric oven to eye level, attractive tiling, wall cabinets over, central island offers additional storage, ceiling inset with down lighters, tiled flooring, double glazed window, double glazed door to:-



CONSERVATORY

12' 02" x 12' 03" (3.71m x 3.73m) Victorian pitch roof, double glazed panels on a solid base, double glazed French doors to the garden, power points.

STAIRS TO:-

LANDING

Access to loft space, built in airing cupboard with a pre lagged hot water tank, doors to:-

BEDROOM ONE

13' 05" x 12' 10" (4.09m x 3.91m) Measurements into bay, double glazed bay window to the front, double radiator, a complete wall of high gloss sliding wardrobes offer plenty of storage.

BEDROOM TWO

14' 10" x 10' 6" (4.52m x 3.2m) Plus door well, Double glazed window, double radiator, laminate flooring, built in wardrobe with mirror sliding doors.





BEDROOM THREE

13' 10" x 8' 8" (4.22m x 2.64m) Plus door well, picture rail, radiator, double glazed window, laminate flooring.

BEDROOM FOUR

11' 08" x 10' 05" (3.56m x 3.18m) Double glazed window, radiator, built in storage cupboard.

BATHROOM

Comprising panel bath with mixer shower taps, low level WC, vanity wash basin with mixer taps and storage under, double shower enclosure with an electric shower, attractive tiling with inset mosaic borders, tiled flooring, illuminated mirror, extractor fan, double glazed window, heated towel rail.

REAR AND SIDE GARDEN

The generous garden to the rear is accessed from both the reception room and the conservatory. They both open onto a deck which in turn leads onto the large formal lawn with mature planted borders, vegetable patch, patio area, shed/workshop. There is a large gate which opens to the front, this would allow storage for additional vehicles, boat or motorhome without compromise to the frontage.

FRONT GARDEN

Offering parking space for three cars, gate allows vehicular access to the side.

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 maybe 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.

COUNCIL TAX

Local Authority Thanet District Council
Council Tax Band C
Council Tax Cost (PA) £1,983.39

ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer

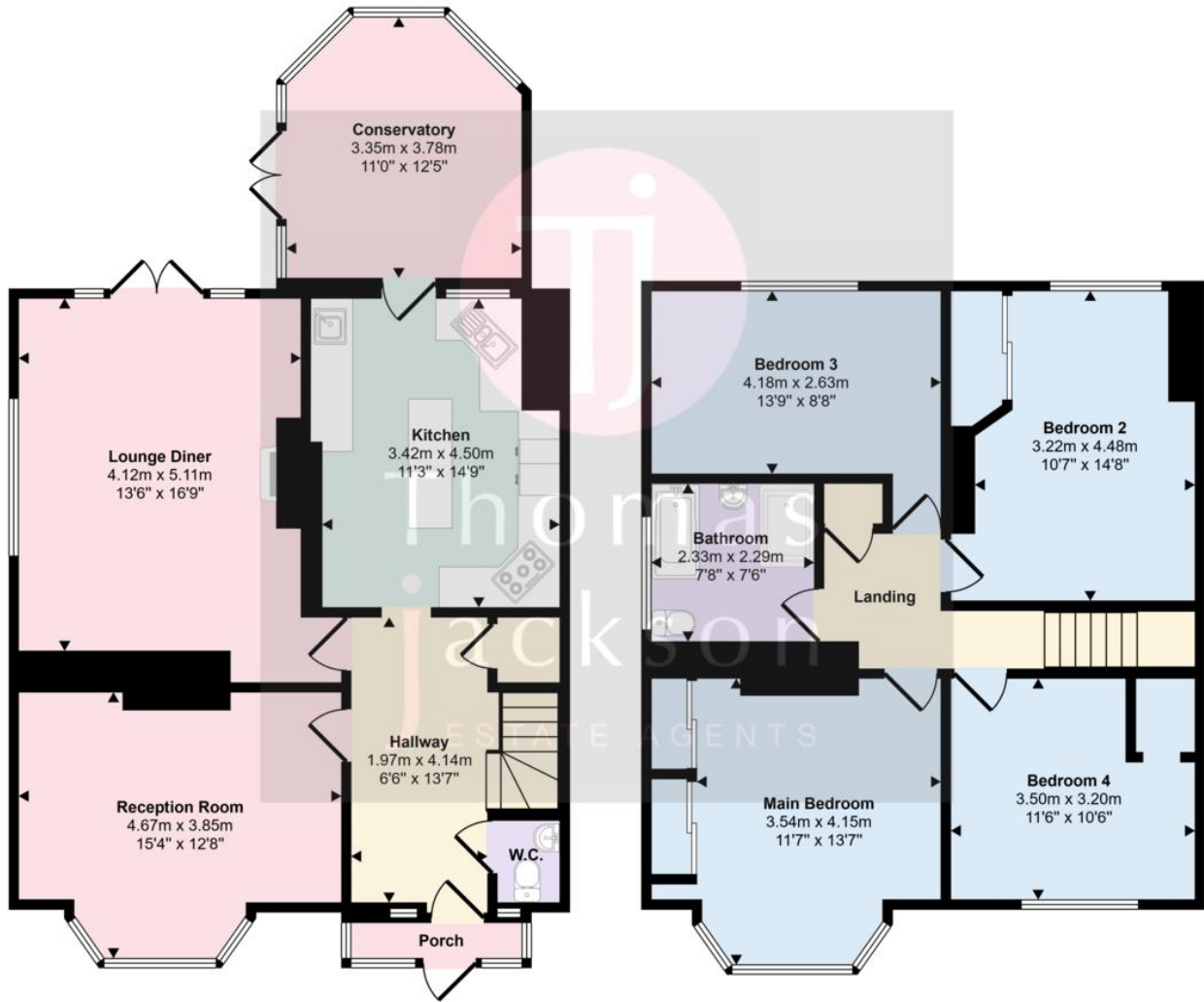




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Approx Gross Internal Area
157 sq m / 1692 sq ft



Ground Floor

First Floor

