



- Detached Family Home
- Three Bedrooms
- Open Plan Reception Room
- Well Planned Fitted Kitchen
- Broadstairs/Ramsgate Borders
- Gas Central heating
- Double Glazing
- Garage & Parking

75 Dumpton Park Drive, Ramsgate, CT11 8AR

Situated on the Ramsgate / Broadstairs borders, we delighted to offer for sale this beautiful 1930s detached house. Close to facilities including King George VI memorial park, the cliff tops with easy access to the beach plus a late stop Tesco Express. Light, contemporary decoration throughout that comprises entrance porch., entrance hallway, open plan reception room with the sitting room at the front with the dining room opening onto the garden, fitted kitchen with integrated appliances, useful utility room and WC plus a family room or snug. On the first floor are three bedrooms, two double and a generous single or office space while the bathroom is well planned and incorporated a four-piece bathroom suite. The property boasts gas central heating, double glazing, garage and parking and a lovely lawned rear garden.

Offers In Excess Of £450,000



Property Description

THE PROPERTY

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ENTRANCE PORCH

Double glazed arch doors open to the entrance porch, panel and glazed entrance door opens to the:-

ENTRANCE HALLWAY

Coved ceiling, stairs to first floor, contemporary radiator, doors to:-

SITTING ROOM

13' 09" x 11' 05" (4.19m x 3.48m) Measurement into bay, coved ceiling, double glazed bay window with fitted shutters, two radiators, TV point, square arch to:-

DINING ROOM

13' 06" x 9' 08" (4.11m x 2.95m) Coved ceiling, double radiator, double glazed French doors with fitted shutters open to the garden.

KITCHEN

10' 04" x 7' 06" (3.15m x 2.29m) Measurements to include a range of well-planned fitted base cupboards with space for a fridge freezer with associated storage over, fitted dishwasher, deep pan drawers and slide out shelving, square edge work surface fitted with a modern sink and drainer with mixer tap over and a four burner gas hob, fitted to eye level and in a larder unit is an electric oven and microwave, attractive tiled splashbacks with coordinating units over, some featuring frosted glass doors, integral filter hood, double glazed window, coved ceiling inset with led lighting, bi fold glazed door to:-

UTILITY ROOM

7' 04" x 8' 04" (2.24m x 2.54m) Maximum measurements and including WC, base unit with work surface over inset with a stainless steel sink and drainer, space for washing machine, wall mounted gas boiler set behind cupboard door, two double glazed windows, heated towel rail, double glazed door to the garden, coved ceiling with inset lighting, door to:-

WC

Low level WC, double glazed window, extractor fan.

SNUG / FAMILY ROOM

14' 03" x 7' 04" (4.34m x 2.24m) Set beneath a double-glazed Victorian style roof, two wall light point, double glazed window, double glazed French doors open onto the patio.



STAIRS TO:-

LANDING

Access to loft space, coved ceiling, double glazed window, doors to:-

BEDROOM ONE

13' 07" x 11' 0" (4.14m x 3.35m) Coved ceiling, double glazed window, radiator.

BEDROOM TWO

11' 10" x 9' 10" (3.61m x 3m) Coved ceiling, picture rail, double glazed window with fitted shutters.

BEDROOM THREE

8' 07" x 7' 06" (2.62m x 2.29m) Coved ceiling, double glazed window with fitted shutters, radiator.

BATHROOM

Comprising panel bath with mixer taps and shower attachment, low level WC, vanity wash hand basin with storage below plus a generous glazed shower enclosure, thermostatic shower fitting, attractive tiling, heated towel rail, double glazed window, extractor fan, inset led lighting.

REAR GARDEN

Accessed from the dining room, snug and utility room and opening on to a large, paved patio, picket fence and gate open onto the lawn which has planted borders, pedestrian access to one side and a pedestrian door to the garage.

FRONT GARDEN AND GARAGE

the front garden offers planted raised beds, pavement to the front door, driveway and access to the garage. The garage has power and lighting and an up and over door.

COUNCIL TAX

Council Tax Band - D

Council Tax Cost (EPA) £2,100.51

Local Authority Thanet District Council



MEASUREMENTS


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.

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.

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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

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ESTATE AGENTS

