



Thomas  
jackson  
ESTATE AGENTS



**33A Northdown Way**

Margate, CT9 3QU

**£450,000**

EPC Rating '40'

- Superb Detached Bungalow Of Character
- Beautiful Low Maintenance Garden
- Gas Central Heating And Double Glazing
- Off Road Parking Plus Front Garden
- Three Double Bedrooms
- Shower Room & WC
- Viewing Essential







## Property Description

### THE PROPERTY

Tucked away on a desirable plot, this charming, detached bungalow offers an exceptional living experience, perfect for families or those seeking spacious and contemporary accommodation. Step inside and discover a bright and airy open-plan reception room, providing a versatile space for relaxation and entertaining, which seamlessly flows into a fabulous, modern kitchen. This culinary haven is designed for both functionality and style, while bi-fold doors extend the living area outdoors to a sumptuous garden, creating a perfect blend of indoor and outdoor living. The bungalow boasts three generously sized double bedrooms, offering comfortable and private retreats for all occupants. A well-appointed family bathroom serves the bedrooms, while the property also benefits from convenient parking, ensuring easy access. Comfort and efficiency are assured with double glazing and a gas central heating system. The property has recently been modernised, to include, electrics, gas boiler, new windows and redecoration throughout.

### ENTRANCE PORCH

Entrance door, frosted panel with frosted panels to either side, opens into entrance porch with quarry floor, ceiling light, glazed and panel door opens to reception hall.





#### RECEPTION HALLWAY

22' 10" x 7' 7" (6.96m x 2.31m) reducing two 5'4" access to loft space, door to built in airing cupboard with a fitted radiator, radiator, Parquet flooring, doors to:-

#### OPEN PLAN LIVING SPACE

20' 3" x 19' 4" (6.17m x 5.89m) Maximum measurements, Glazed and panelled door into reception room, broadly L-shaped and 20'3" X 19'4" to maximum reducing to 10'11" Bi-fold double glazed doors open onto the garden, two high-level double glazed windows, exposed brick chimney breast, Parquet flooring, two double radiator, opening into kitchen.

#### KITCHEN

14' 5" x 7' 11" (4.39m x 2.41m) Kitchen 14'5" X 7'11" measurements include an extensive range of wall planned kitchen units with space for dishwasher, fitted electric fan oven, squared edge contemporary worksurface over is inset with a four burner induction hob plus a stainless steel sink 1.5 bowls with a stainless steel draining board with mixer tap over, attractive Tiling, glass splashback set behind hob with a fitted filter hood, range of coordinating wall units, attractive tiled flooring, double glazed window overlooks the side, double glazed door to side, peninsular lighting, internal window, breakfast bar area, open shelving, ceiling inset with LED downlights.

#### UTILITY ROOM

7' 7" x 5' 5" (2.31m x 1.65m) Works surface inset with stainless steel sink with mixer tap, for washing machine, space for tumble dryer, wall mounted gas boiler for hot water and domestic hot water, double glazed window to side, space for large fridge freezer.



#### SHOWER ROOM WC

Suite comprising of a double walk-in shower with glass shower screen, mains fed thermostatic shower over with a large rainfall showerhead, vanity unit with storage drawers and bowl sink, with pillar mixer tap, low level WC, double glazed window, double radiator set behind decorative radiator cover.

#### BEDROOM ONE

11' 11" x 13' 11" (3.63m x 4.24m) Measurements include an extensive range of built-in wardrobes, double glazed window to front, double glazed window to side, double radiator.

#### BEDROOM TWO

11' 11" x 11' 5" (3.63m x 3.48m) Double glazed window overlooks rear garden, double glazed window to side, double radiator, double doors to built in wardrobe with hanging rail and storage shelf.

#### BEDROOM THREE

10' 11" x 7' 7" (3.33m x 2.31m) Double glazed window to the front, double radiator, laminate flooring.

#### REAR GARDEN

A delightful well stocked garden access directly from the open plan reception room, a seduced area with well planted and mature borders, an ornamental pond, storage shed, side pedestrian access, a seduced nook again well planted. All within walled and fenced perimeter, pedestrian access to both sides.







## FRONT GARDEN

Access to the front, off street parking, planted, well stocked borders.

## 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.

## COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band D

Council Tax Cost (PA) £2,345.25

## 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



Total floor area 108.6 sq.m. (1,169 sq.ft.) approx

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	40	86
England & 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 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

