



Thomas
jackson
ESTATE AGENTS



47 Grenville Way

Broadstairs, CT10 2JR

- Stunning Detached Chalet Bungalow
- Five Double Bedrooms
- Shower Room Plus Family Bathroom
- Beautiful Contemporary Kitchen & Open Reception Room
- Tastefully Decorated Throughout
- Studio Room/ Guest accommodation
- Private Gardens & Entertainment Deck
- Parking, Viewing Essential

£580,000

EPC Rating '66'





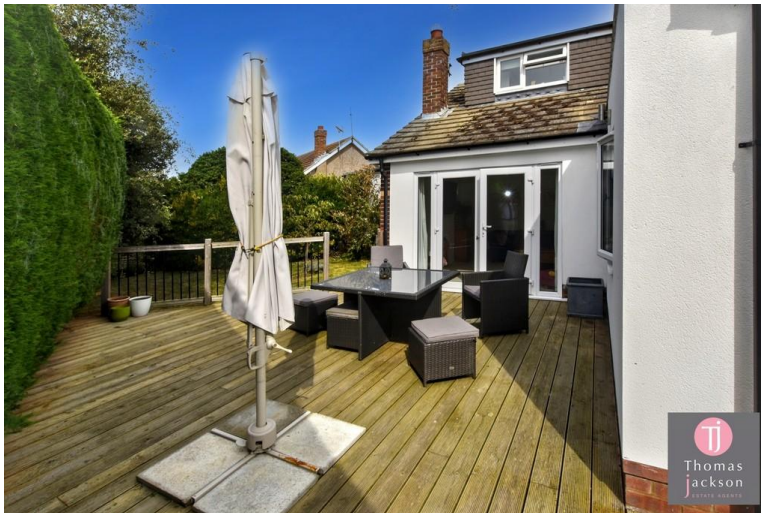
Property Description

THE PROPERTY

This beautifully detached bungalow, nestled in the highly sought-after seaside town of Broadstairs, offers an exceptional living experience for its residents. The property is thoughtfully designed to provide both space and flexibility, boasting an inviting entrance hallway that leads to a magnificent, fitted kitchen with integrated appliances, a spacious reception area. The ground floor also features three well-proportioned double bedrooms, a bathroom, and a separate toilet. Upstairs, you'll find two additional double bedrooms and a shower room, while the lovely gardens provide a private outdoor sanctuary. The property further benefits from gas central heating, double glazing, and a superb garden room or gym with the potential to double as an occasional bedroom, making it a truly versatile home.

LOCATION

This prime property is ideally situated for convenience and connectivity, offering a lifestyle of effortless accessibility. Located within a short stroll of a bustling



high street, residents will enjoy easy access to a wide variety of shops, cafes, and restaurants. The area is also well-served by excellent public transport links, with bus stops and train stations nearby providing quick connections to surrounding towns and cities. Families will appreciate the proximity to a range of highly-regarded schools, while the close presence of local amenities such as medical centres, parks, and leisure facilities ensures that all daily needs are met with ease. This location truly combines the tranquillity of a residential area with the practical benefits of urban living.

ENTRANCE HALLWAY

Double glazed entrance door with double glazed panels, ceiling inset with LED downlights, double glazed window to side, two radiators, stairs leading to 1st floor, door to airing cupboard fitted with a pressurise hot water system, double doors to cloaks cupboard with hanging rail, laminate flooring, doors to:-

SITTING ROOM

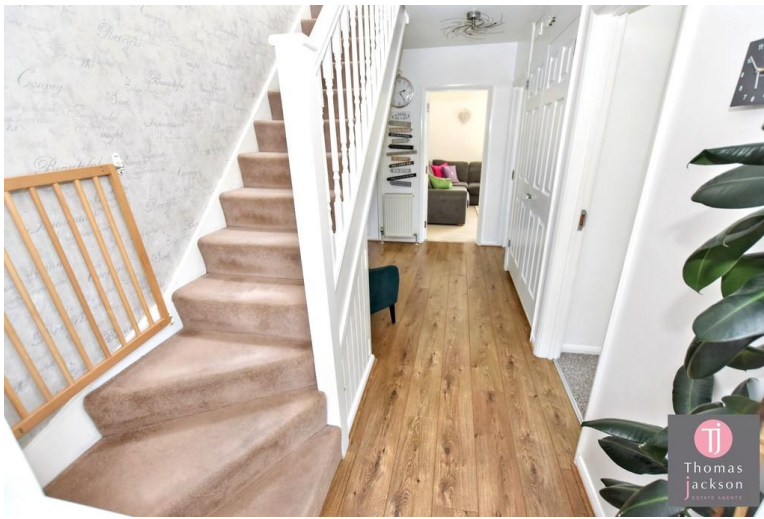
16' 11" x 11' 11" (5.16m x 3.63m) Two windows to side, double glazed French doors open onto the deck with double glaze panels to either side, two radiators, TV points, access onto the deck, attractive open chimney recess.

KITCHEN RECEPTION ROOM

23' 1" x 17' 6" (7.04m x 5.33m) Reducing to 10' 7" Predominantly 'L' shaped, measurements include an extensive well planned range of fitted base units with larger units, large pull-out pan drawers, full size fridge and full size freezer, integrated dishwasher, Two built in Neff hide and slide ovens, door to shelved pantry cupboard also housing the gas boiler, granite works surface over, inset with a five burner induction hob, stainless steel under mounted sink with draining grooves, mixer tap over, integrated washing machine, granite splashback, contemporary filter hood, attractive tiling, range of coordinating wall units over, two skylight windows, bifold double glazed doors open onto the garden and deck, double glazed window to side, double radiator, wall mount TV point, ceiling inset with LED downlights and peninsular lighting over the island, Laminate flooring, kitchen island with granite surface space for barstools under mounted cupboards and additional storage.

BEDROOM

14' 8" x 11' 6" (4.47m x 3.51m) Coved ceiling, double glazed window to front, double radiator, laminate flooring.



BEDROOM

10' 11" x 11' 5" (3.33m x 3.48m) Double glazed window to front, double radiator.

BEDROOM

11' 5" x 7' 8" (3.48m x 2.34m) Coved ceiling, double glazed window to side, radiator, TV point.

BATHROOM

Suite comprises pedestal wash basin and a panel bath with side fill taps, electric shower over, localised tiling, double glazed window, radiator.

SEPARATE WC

Comprising of Low level WC, window to rear, localised tiling, radiator.

STAIRS TO:-

LANDING

Velux window, doors to:-

BEDROOM

14' 1" x 11' 0" (4.29m x 3.5m) Reducing two 8'9" double glazed window, radiator, door to eaves storage cupboard.

BEDROOM

14' 0" x 14' 7" (4.27m x 4.44m) Maximum points, double glazed window, radiator, laminate flooring.

SHOWER ROOM

Shower room WC comprising of low-level WC, corner glazed shower enclosure with thermostatically controlled shower fitment, wash basin, mixer tap, localised tiling, double glazed window, extractor fan.

DECK & GARDENS

Access onto the deck is from the bi-fold doors from the kitchen, also from the French doors in the sitting room. A large timber deck provides plenty of entertainment space, balustrades and steps lead onto the two lawned gardens. Plenty of mature planting to the borders offering privacy, pedestrian access to the front, inset paving stones lead to:-

STUDIO ROOM

15' 7" x 8' 8" (4.75m x 2.64m) A multitude of uses, currently a gym and occasional bedroom. Large double-glazed window to front, Velux window, power points, built-in storage cupboard, power and lighting.





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

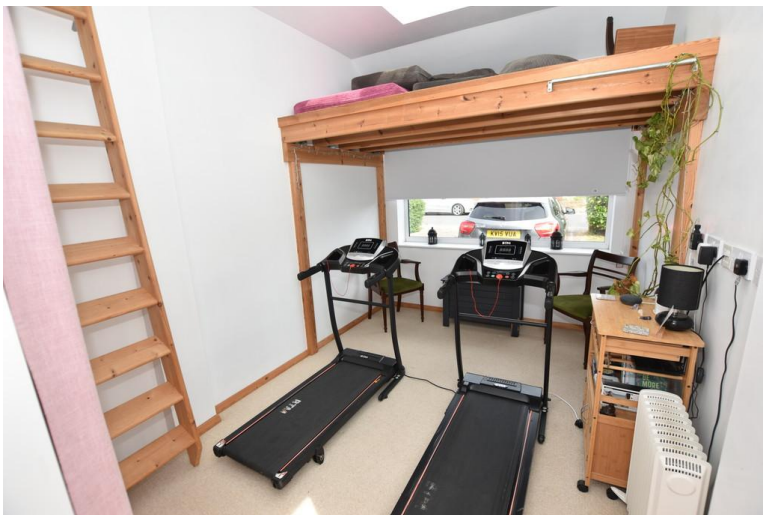


ANTI MONEY LAUNDERING

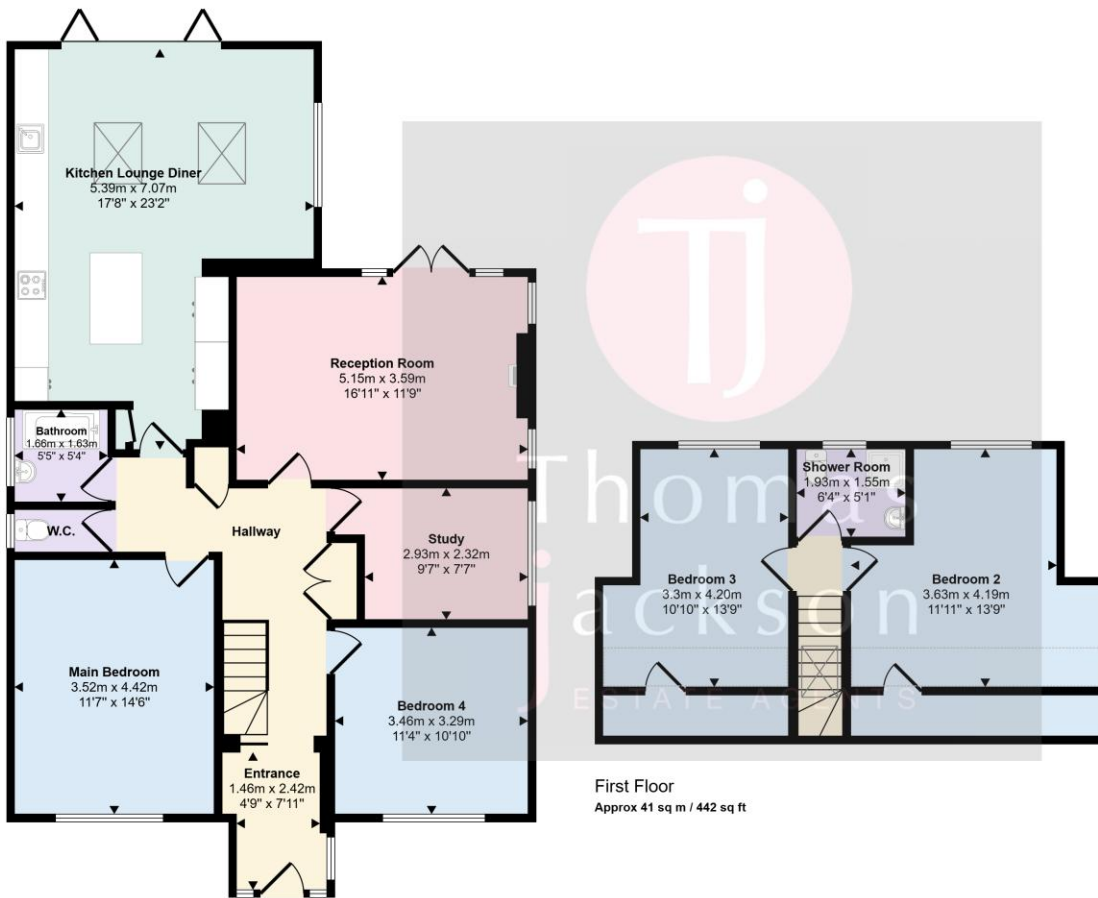
AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors

COUNCIL TAX

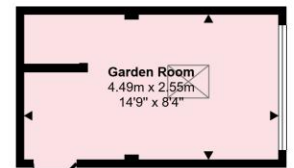
Local Authority Thanet District Council
Council Tax Band C
Council Tax Cost (PA) £2,143.78



Approx Gross Internal Area
163 sq m / 1756 sq ft



First Floor
Approx 41 sq m / 442 sq ft

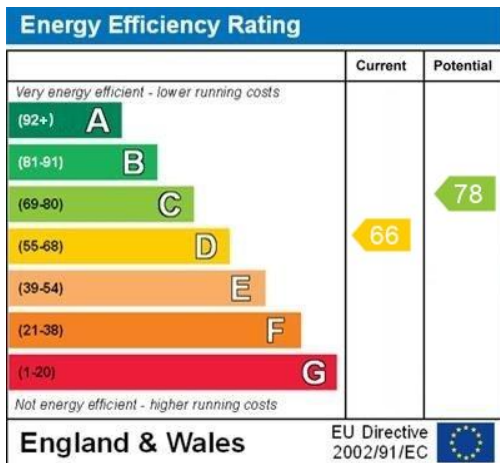


Garden Room
Approx 11 sq m / 124 sq ft

Ground Floor
Approx 111 sq m / 1190 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



WWW.EPC4U.COM



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 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

