



Thomas
jackson
ESTATE AGENTS



11 Ivychurch Gardens

Cliftonville, Margate, CT9 3YG

- Detached House
- Three Bedrooms
- Room For The Growing Family
- Gas Central Heating
- Chain Free
- Private Garden
- Parking & Garage
- Viewing Essential

£329,995

EPC Rating '66'





Property Description

THE PROPERTY

Situated on the highly desirable Palm Bay estate, this well presented three-bedroom detached house offers a perfect blend of modern living and convenience. The property features a contemporary open-plan reception room, a sleek and stylish kitchen, a downstairs cloakroom, and a family bathroom. With a garage to the side and a private lawned garden, this home provides ample space for a growing family. Located in a popular area with excellent access to local amenities and transport links, including Palm Bay beach, school and Northdown park. This is a perfect home for those seeking a modern lifestyle in a sought-after location.

ENTRANCE LOBBY

Double glazed door opens into the entrance lobby, coved ceiling, laminate flooring, door to:-

CLOAKROOM WC

Low-level WC, wall hung wash basin, localised tiling, window, radiator, laminate flooring.



RECEPTION ROOM

22' 6" x 18' 3" (6.86m x 5.56m) Reducing to 9' 2", measurements include stairs leading to 1st floor, coved ceiling, three pendant light fittings, three radiators, TV point, window to the front, double glaze sliding patio doors open onto the garden, door to:-

KITCHEN

11' 0" x 8' 7" (3.35m x 2.62m) Measurements include a range of modern fitted base units with space for washing machine and dishwasher, space for fridge freezer, integrated fitted electric fan oven, worksurface over inset with a stainless steel sink and mixer tap, plus a four burner gas hob, attractive tiling, range of fitted Wall cabinets over, coved ceiling, window to side, double glaze door opens onto the garden

STAIRS TO:-

LANDING

Coved ceiling, access to loft space, window to side, door to airing cupboard housing a pre-lagged hot water cylinder, doors to:-

BEDROOM ONE

11' 6" x 11' 1" (3.51m x 3.38m) Maximum measurements into Door well plus depth of built in wardrobe with hanging rail and storage shelf, mirror doors.

BEDROOM TWO

12' 3" x 8' 10" (3.73m x 2.69m) Maximum measurements into Door well, coved ceiling, radiator, sliding doors open into fitted wardrobe with storage shelf.

BEDROOM THREE

9' 0" x 7' 8" (2.74m x 2.34m) Measurements include depth of fitted cupboard, window to front, radiator.

FAMILY BATHROOM

Bathroom suite comprises of a panelled bath with mixer taps and shower fitment over, glass shower screen, pedestal wash basin, low-level WC, tiled splashback, frosted window, heated towel rail.

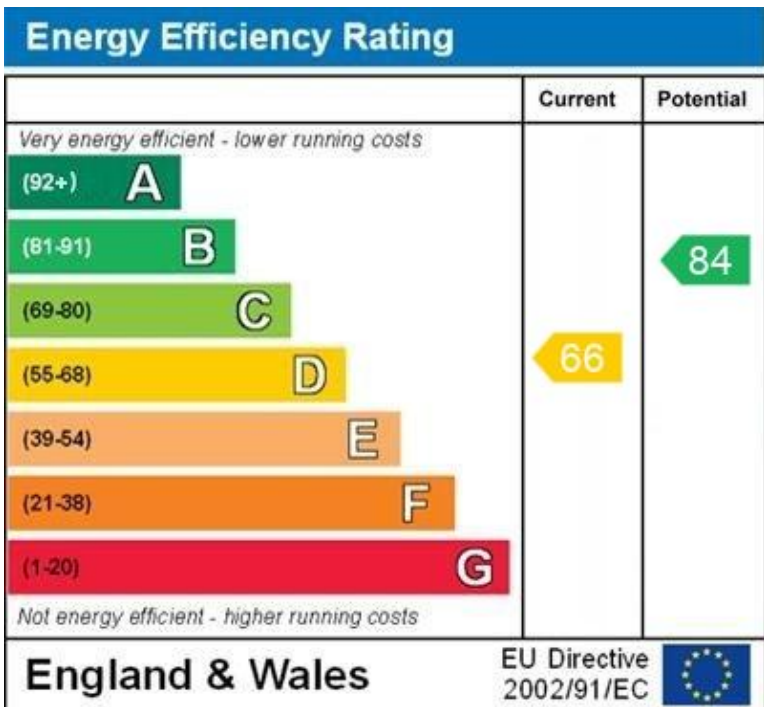
REAR GARDEN

Accessed from both the reception room and kitchen, paved patio, lawn, planted border, access door to the garage, pedestrian gateway to the side.

GARAGE AND PARKING

Garage with up and over door plus parking space.





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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 firms 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.



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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

