



Thomas
jackson
ESTATE AGENTS



45 Elmley Way

Margate, CT9 4ER

- Superb Extended Family Home
- Tastefully Decorated Throughout
- Three Bedroom House with A One Bedroom Annexe
- Two Bathrooms
- Substantial Garden with Deck
- Versatile Layout
- Viewing Essential
- Contemporary Kitchen & Bathroom

£400,000

EPC Rating '58'





Property Description

THE PROPERTY

Welcome to a uniquely versatile and exceptionally comfortable three-bedroom semi-detached house, enhanced by the invaluable addition of a self-contained, one-bedroom annexe to the side. This dual-living arrangement is perfect for the growing family seeking extra space or for those looking to comfortably accommodate elder members who desire independence. Enjoy modern, efficient living with gas central heating and double glazing throughout. Outside, the property benefits from generous gardens and ample off-road parking to the front, all situated in a location conveniently close to all necessary amenities and commuter links to neighbouring towns. Located in quiet Cul de sac and with tasteful decoration throughout, this really needs to be viewed to be appreciated.

ENTRANCE HALLWAY

Double glazed entry door with double glazed leaded light panels to the side, coved ceiling, stairs to 1st floor, double glazed window, radiator, door to under stairs storage cupboard, doors to:-

SITTING ROOM

13' 2" x 12' 3" (4.01m x 3.73m) Coved ceiling, double glazed



window to front, double radiator, TV recess, fireplace with a wrought iron insert on a granite hearth, fitted with a coal effect gas fire.

KITCHEN DINER

19' 2" x 10' 5" (5.84m x 3.18m) Measurements include a range of contemporary kitchen units offering an abundance of storage, double larder cupboard, Electric double fan oven, quartz work surface inset with a four burner induction hob, Peninsula filter hood over, inset stainless steel sink with pull out tap Metro tiling double glazed window overlook rear garden, double glazed sliding patio doors open to deck, two contemporary vertical radiators, TV points, range of matching wall cupboards.

STAIRS TO

LANDING

Double glazed window to side, access to loft space, coved ceiling, doors to:-

BEDROOM ONE

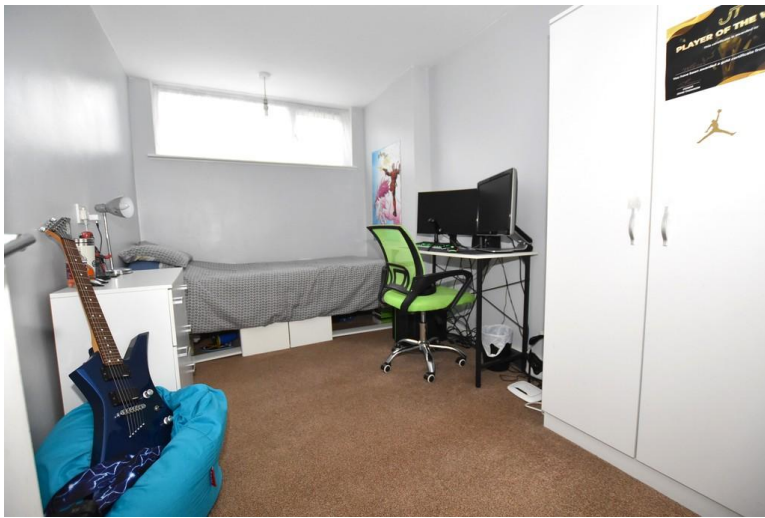
13' 3" x 10' 7" (4.04m x 3.23m) Coved ceiling, double glazed window to front, radiator.

BEDROOM TWO

10' 7" x 10' 7" (3.23m x 3.23m) Coved ceiling, double glazed window overlooked rear garden, radiator, TV point.

BEDROOM THREE

8' 2" x 7' 8" (2.49m x 2.34m) Coved ceiling, double glazed window to front, radiator.



SHOWER ROOM WC

Comprises of a walk-in double shower enclosure with the mostatically controlled shower fitting over, contemporary recess flush with storage cupboard, storage shelf over, and inset sink with mixer tap, attractive tiled splashback, double glazed window, extractor fan, ceiling inset with downlights, tiled flooring.

CURRENT UTILITY ROOM

14' 1" x 8' 7" (4.29m x 2.62m) Measurements include a range of fitted base units with space for washing machine, dryer and dishwasher, space for fridge freezer, work surface over inset with a stainless steel sink and mixer tap, attractive tiling, range of all cabinets over, coved ceiling, radiator, laminate flooring, double glazed door to garden, double glazed window, doors to:-

BEDROOM

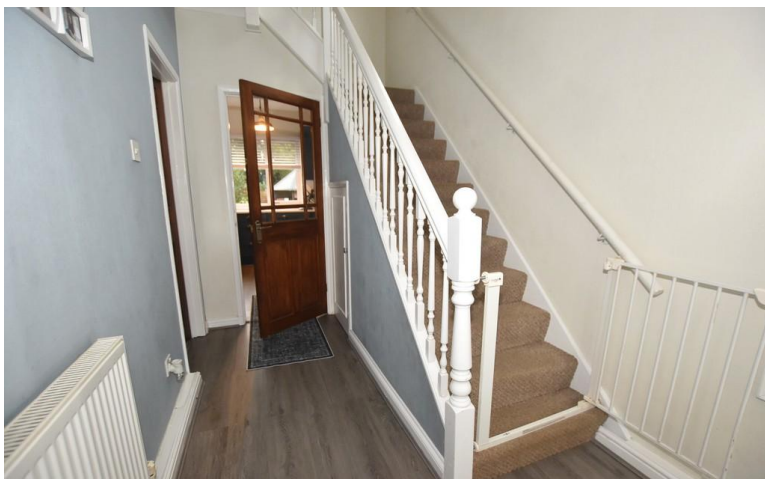
11' 11" x 7' 5" (3.63m x 2.26m) Double glazed window, radiator.

SHOWER ROOM WC

Suite comprises of corner glazed shower enclosure with an electric shower, wall mounted wash hand basin, low-level WC, extractor fan, attractive tiling.

STORE AREA

8' 5" x 6' 0" (2.57m x 1.83m) Plus measurements of the former front garage, wall mounted gas boiler for central heating and





domestic hot water, tile splashback, door to former garage.

FRONT AREA OF GARAGE

Double wooden doors.

REAR GARDEN

The rear garden is accessed by the French doors from the dining room onto an entertainment deck, newel posts and rope balustrades, steps down onto a paved patio, large formal lawn with a well planted selection of shrubs perennials, outdoor bar.

FRONT GARDEN

To the front block paved driveway providing off street parking for several vehicles, inset lighting (currently not working), raised planted border.



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

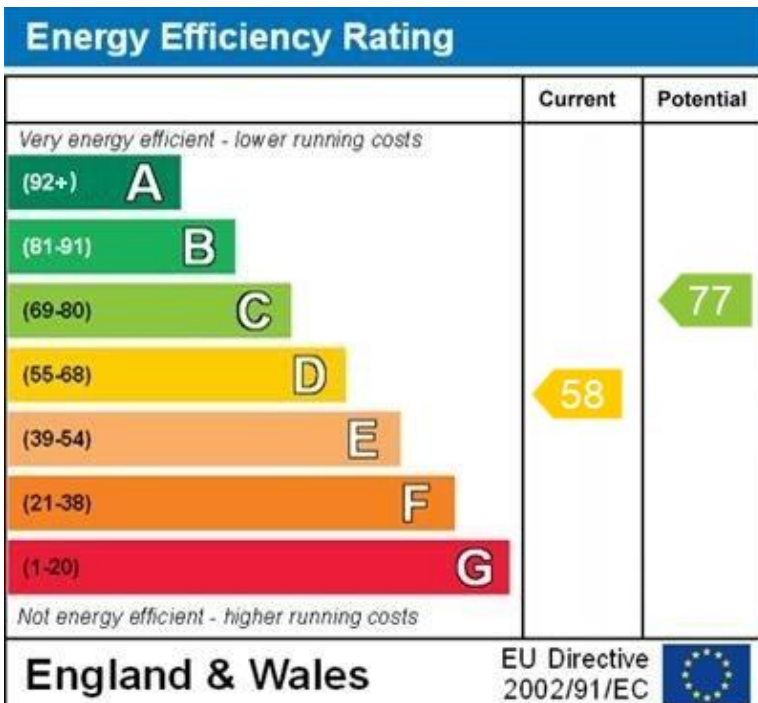
Local Authority Thanet District Council

Council Tax Band C

Council Tax Cost (PA) £2,084.66

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

