

Thomas  
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ESTATE AGENTS



23 Knockholt Road, Cliftonville, Margate, CT9 3HL

£390,000

- DETACHED HOUSE
- SEA VIEWS
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS

Situated on the popular Palm Bay estate we offer for sale this lovely detached family home. There are four double bedrooms, family bathroom, separate sitting room and dining rooms, both with sea views, plus the conservatory with views. There is also the kitchen with integrated appliances, a cloakroom/utility room plus the integral garage. Outside there is a well maintained lawned garden with a patio while to the front plenty of off road parking. The property has gas central heating as well as double glazing. Viewing advised.



## Property Description

### THE PROPERTY

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### ENTRANCE PORCH

Double glazed entrance door, tiled flooring, door to hallway, door to integral garage and door to:-

### WC UTILITY ROOM

Low level WC, tiled flooring, radiator, double glazed window, plumbing for washing machine and vent for drier.

### INTEGRAL GARAGE

18' 04" x 7' 10" (5.59m x 2.39m) Maximum internal measurements, up and over door, power.

### ENTRANCE HALLWAY

Door to cupboard, tiled flooring, radiator, stairs to first floor, door to:-

### KITCHEN

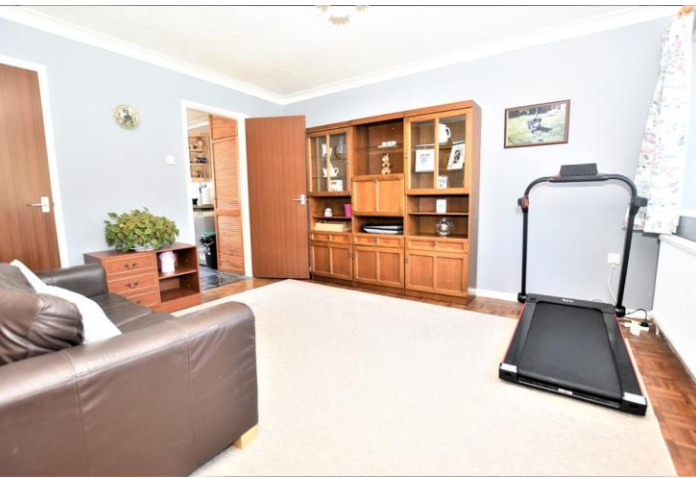
13' 04" x 7' 10" (4.06m x 2.39m) Measurements to include a range of fitted base units, space for fridge freezer, space for dishwasher, integrated double electric oven, integrated wine rack as well as open ended display shelves. worksurface is inset with a sink and draining board and a gas hob, ceramic tiled splash backs, double glazed window to the front, door to side, cupboard houses wall mounted gas boiler, door to:-

### DINING ROOM

13' 01" x 11' 04" (3.99m x 3.45m) Coved ceiling, parquet flooring, door to understairs storage cupboard, double glazed window with sea view, radiator, bi-fold doors to:-

### SITTING ROOM

19' 11" x 10' 11" (6.07m x 3.33m) Coved ceiling, double glazed window to the side, electric feature fireplace and surround, Tv point, radiator, parquet flooring, sliding double glazed patio doors to:-



#### CONSERVATORY

12' 03" x 11' 01" (3.73m x 3.38m) Victorian style vaulted roofline, ceiling light pendant, Double glazed units and Double glazed French doors to the garden, power points, sea views.

#### STAIRS TO:-

#### LANDING

Access to loft, door to built in storage cupboard, doors to:-

#### BEDROOM ONE

13' 07" x 11' 01" (4.14m x 3.38m) Coved ceiling, double glazed window with sea views, radiator.

#### BEDROOM TWO

13' 05" x 7' 09" (4.09m x 2.36m) Built in double wardrobe, double glazed sliding patio doors to roof terrace, radiator.

#### BEDROOM THREE

11' 04" x 10' 06" (3.45m x 3.2m) Coved ceiling, radiator, double glazed window with sea views.

#### BEDROOM FOUR

13' 09" x 8' 01" (4.19m x 2.46m) Maximum measurements, coved ceiling, double glazed window, built in wardrobe, radiator.

#### FAMILY BATHROOM

corner spa bath with mixer taps and shower attachment over, vanity wash hand basin, low level WC, tiled walls and floor, double glazed window.

#### REAR GARDEN

The garden is accessed from the conservatory, steps down onto a paved patio, lawn, mature planted borders, additional patio, storage shed, pedestrian access to side, sea views.

#### PARKING

Parking to the front for several vehicles, plus access to the garage

#### AGENTS NOTES

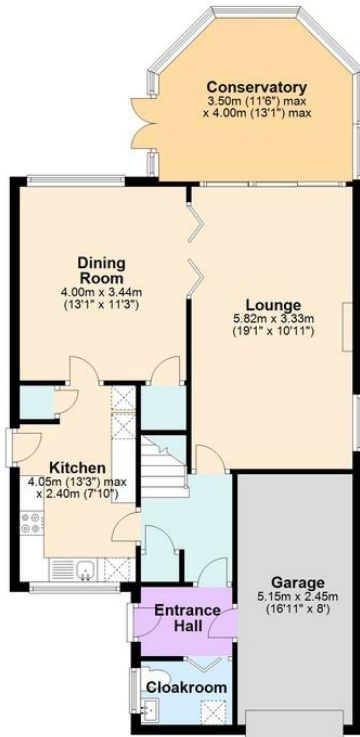
All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.





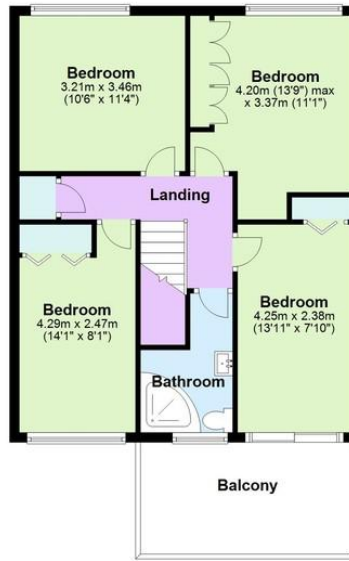
### Ground Floor

Approx. 81.7 sq. metres (879.5 sq. feet)



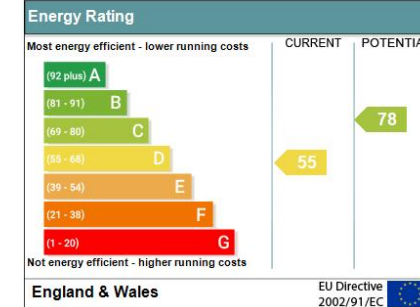
### First Floor

Approx. 58.9 sq. metres (634.5 sq. feet)



Total area: approx. 140.7 sq. metres (1514.0 sq. feet)  
23 Knockholt Road, Cliftonville, Margate

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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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