



7 Bakers Field
Cliffsend, Ramsgate, CT12 5GH
Guide Price £399,000

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7 Bakers Field

Cliffsend, Ramsgate

An immaculately presented home, in an idyllic location within an exclusive development, built by award winning Millwood Designer Homes and within walking distance to Pegwell Bay Country Park.

Situation

Situated in a lovely coastal location just quarter of a mile from Pegwell Bay, which is flanked by the Sandwich & Pegwell Bay Nature Reserve. Cliffsend is surrounded by stunning scenery with many walking/cycling routes. The quintessential and popular seaside towns of Ramsgate & Margate are close by and for all golf enthusiasts, there is the nearby St Augustine's Golf Club. The Princes Golf Club and Royal St Georges Golf Club are also close by at Sandwich Bay. The new Thanet Parkway railway station has increased rail connectivity between East Kent and London. The property is conveniently placed for access to the A299 which has links to the A2, M2 and London.

The Property

Nestled within this select development of individually designed executive homes is this immaculately presented semi detached family home boasting a high quality specification together with a touch of luxury. Enjoying an impressive level of finish throughout its thoughtfully designed interior the property features deceptively spacious, light accommodation and ample built in storage. A bright kitchen/breakfast room lies to the front fitted with a range of sleek modern units and a comprehensive range of integrated appliances. From the entrance hallway is a useful ground floor cloakroom, whilst to rear is a generous triple aspect sitting/dining room where bi-folding doors open onto the rear garden. To the first floor is an enviable principal bedroom, complete with contemporary ensuite shower room, as well as two further double bedrooms which are serviced by a matching bathroom. This sumptuous family home is fully double glazed, gas centrally heated and is being sold with no onward chain and the added peace of mind of five years NHBC remaining.

Outside

Occupying a corner plot the property has a modest lawned garden to the front which wraps around the side where a timber gate accessed a low maintenance landscaped garden enclosed by attractive brick walled boundaries. A rear driveway provides off road parking and vehicular access to the single garage, which measures 19' 3" x 9' 6" (5.86m x 2.89m), with power and lighting connected as well as a remote controlled electric up and over door. A walkway from the parking area leads back through to the front. The property enjoys an idyllic location with pleasing outlooks to both front and rear.

Services & Maintenance Charges

All mains services are understood to be connected to the property. There is an annual maintenance charge, for the upkeep of the communal grounds and the management of the development, which will be £405.50 in 2025

Local Authority

Thanet District Council, Cecil Street, Margate, Kent, CT9 1XZ.

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: B

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 612197**



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Kitchen

10' 7" x 10' 4" (3.22m x 3.15m)

Cloakroom

7' 0" x 2' 11" (2.13m x 0.89m)

Sitting/Dining Room

27' 8" max x 17' 9" max (8.43m x 5.41m)

First Floor

Principal Bedroom

10' 8" x 10' 5" (3.25m x 3.17m) plus recess

Ensuite

6' 11" x 6' 8" (2.11m x 2.03m)

Bedroom Two

12' 5" x 9' 5" (3.78m x 2.87m) plus recesses

Bedroom Three

10' 1" x 8' 0" (3.07m x 2.44m)

Bathroom

8' 3" x 6' 3" (2.51m x 1.90m)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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