

HUNTERS®

EXCLUSIVE

Margate. Farnhill

Price £465,000

Property Images



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EXCLUSIVE

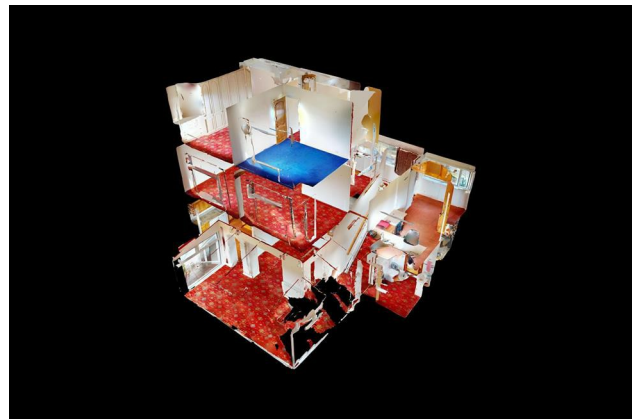
Property Images

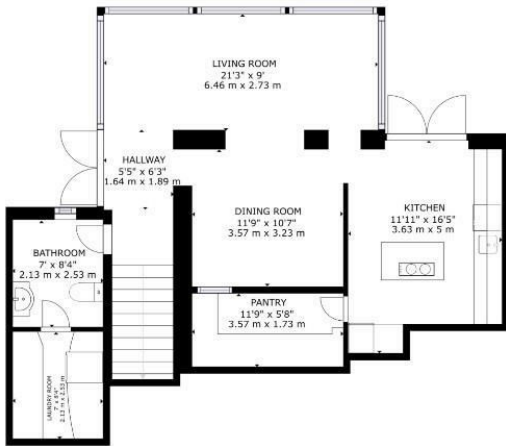


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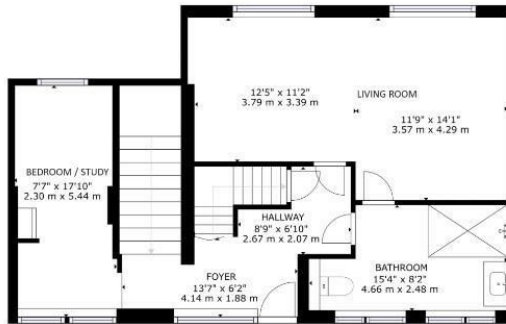
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FLOOR 1



FLOOR 2

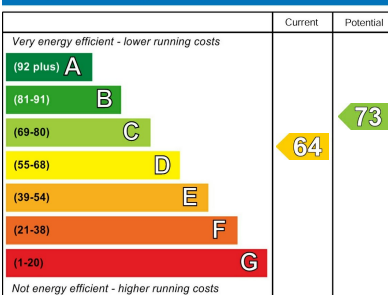


FLOOR 3



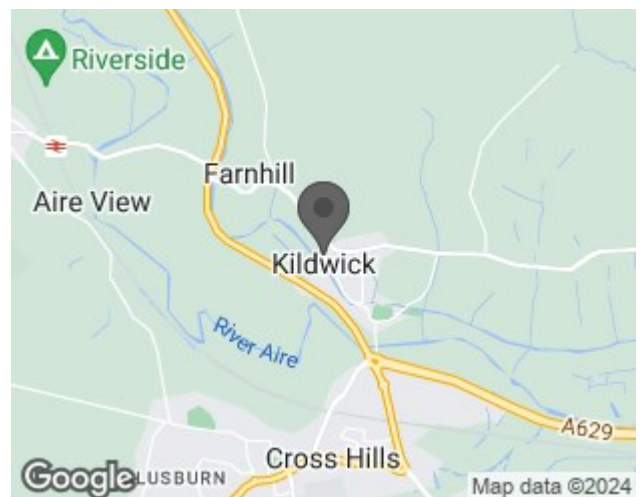
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC



The property in brief; –

Having a flagged frontage off Main Street, providing parking for two vehicles, and with automated electronic gate for vehicle access. An entrance / reception hall has a return staircase to the first floor and a straight flight of wide steps down to the lower ground floor.

A full-width main living room features two panoramic windows both with stunning views across the canal, valley and onto the moors. This is a large versatile space.

A generous-sized house shower room features, a large walk-in shower enclosure with high-quality multi-jet shower system, wash basin, WC and with good natural light.

A study / hobby room has fine views and dual aspect windows.

The lower ground floor features wrap-around double glazing offering an unrivalled outlook, and no doubt a place to sit and watch the world go by for many an hour.

Being semi-open plan to a good sized dining room, and breakfast-kitchen with a range of solid wood fitted units, eye-level Zanussi grill-oven, AEG fan-oven and an electric hob. Also having space for the a washing machine / dishwasher, fridge and freezer, and with a large walk-in pantry / utility room off. The kitchen has French doors out onto a flagged patio sun-terrace providing a delightful and sheltered place to sit and enjoy an evening tittle.

A cloakroom with basin and WC leads to an under-drawing providing space for a washing machine and the properties hot water system.

To the first floor there are 2 double bedrooms with superb views, a house bathroom, and a loft hatch with drop down ladder leads to a hobby room/ attic store.

The gardens are well manicured and very well stocked with specimen shrubs and planting and having a flagged alfresco dining area and a summer house come garden shed and with all enjoying fabulous views across fields onto the canal and beyond.

Gas central heating, double glazed throughout, mains drainage, water, and electric, and no forward chain.

On-Line-Bullet-Points

- Over 2000 sq ft of internal living space
- Stunning views over the canal and valley
- Off-road parking via automated gate
- 3 bedrooms possibly 5 if convert main living room
- 2 bath / shower rooms plus cloakroom WC
- Large open-plan living-dining-kitchen onto sun terrace
- Pantry and utility spaces
- NO FORWARD CHAIN....READY TO GO