



Oakwood homes®

36 FITZROY AVENUE
KINGSGATE



Oakwood®
Prestige & Country

36 FITZROY AVENUE | KINGSGATE | KENT | CT10 3LS

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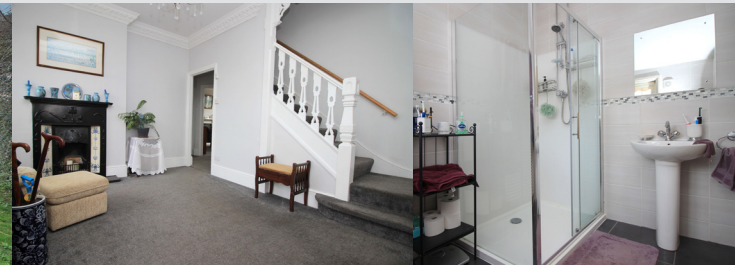
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 2.4 miles



THIS LARGE AND WELL PRESENTED 4 BEDROOM DETACHED FAMILY HOME OFFERS FANTASTIC SIZE AND FLEXIBLE ACCOMMODATION INCLUDING A 1 BEDROOM ANNEXE, PERFECT FOR ANY FAMILY. The moment you walk through the front door into the spacious entrance hall you will be impressed by the character this family home has to offer as well as the large rooms. There are 2 large reception rooms to the rear of the property and a stunning fitted kitchen/ breakfast room with quartz work surfaces and some built in appliances. There is a further utility room. The annexe has a shower room, kitchen, large bedroom, large living room with doors leading out to the garden. This could potentially be an office, living annexe or Airbnb. On the first floor there are four double bedrooms with the master bedroom having a full en-suite bathroom, plus a family shower room. To the rear of the property is a good size 100' (30.48m) garden having lots of space for children to play and for entertaining. Words do not do this property justice and viewing is a must to appreciate everything this home has to offer.





- PERIOD DETACHED FAMILY HOME
- 5 BEDROOMS
- 2 RECEPTION ROOMS
- LARGE KITCHEN/BREAKFAST ROOM
- 1 BED ANNEXE

- 100FT REAR GARDEN
- CLOSE TO THE BEACH
- BACKS ONTO GOLF COURSE
- OFF ROAD PARKING
- MUST BE SEEN



LOCATION

Located in the much sought after Kingsgate area of Broadstairs, backing on to North Foreland Golf course with the stunning Botany Bay at the end of the road. Broadstairs is a much loved coastal town steeped in history with close links to Charles Dickens and is the home of Bleak House itself. The area boasts some of the county's best beaches as well as a mainline station providing good rail links to London and beyond. The town also hosts a number of well attended events throughout the year including Folk Week and the Water gala and has many of the area's best schools.





Ground floor

Entrance Porch	
Hall	12'9" (3.89m) x 9'5" (2.87m) not into bay
Lounge	17'3" (5.26m) x 12'8" (3.86m)
Dining Room	15'1" (4.60m) x 12'5" (3.78m)
Kitchen/Breakfast Room	21'0" (6.40m) x 16'5" (5.00m)
Utility Room	11'4" (3.45m) x 7'6" (2.29m)
Lobby	
Bedroom 5	15'0" (4.57m) x 8'10" (2.69m)
Shower Room	7'7" (2.31m) x 5'4" (1.63m)
Bedroom 6/Reception Room	17'0" (5.18m) x 16'0" (4.88m)

First floor

Bedroom 1	16'0" (4.88m) x 12'10" (3.91m) with views over golf course
En-Suite Bathroom	10'0" (3.05m) x 9'6" (2.90m)
Bedroom 2	13'3" (4.04m) x 11'10" (3.61m)
Bedroom 3	13'7" (4.14m) x 12'4" (3.76m)
Bedroom 4	12'3" (3.73m) x 9'0" (2.74m)
Shower room	8'0" (2.44m) x 7'0" (2.13m)

Exterior

Walled front garden with lawn and path to front door plus driveway. Rear Garden of approximately 100' (30.48m) with block paved patio area and steps down onto large area of lawn with beds and borders completely enclosed.

Material Information:

Fitzroy Avenue is part of a private estate and the residents pay into a fund for the upkeep of the roads within. Our vendor currently contributes £49 per annum. There are seasonal parking restrictions for non residents but each household has two permits and can purchase more for a cost of £20 per permit. Broadband is delivered via fibre to the house.

Agents note

None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition.

EPC Rating
Council Tax Band
What3Words
Guide Price

F
 F
 ///Desk.Entry.Weds
 £895,000



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Oakwood Prestige & Country for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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