

Property brochure



CALLIS COURT ROAD
BROADSTAIRS
CENT

Price: £670,000

3/4 Bedrooms

2/3 Receptions

3 Bathrooms

Double Garage

EPC D

Tenure FREEHOLD
Council Tax F





















The Property

Property brochure

Located in the most sought after location of Callis Court Road, Broadstairs, this detached family home, built by the prestigious WW Martins will not be on the market for long, so internally viewings essential. You'll be met with lots of space, charm and character as you walk through the front door. Internally comprising a wealth of size and accommodation, including three large reception rooms, one of which can be used as a downstairs bedroom and leads onto a wet room, a modern kitchen and cloakroom also accompany the ground floor living. To the first floor are three double bedrooms, the master offering an en-suite shower room, and family bathroom fitted in 2023. Externally offering hard paved rear garden with work shops and kennels which can be converted to working spaces. A private driveway to the the front of the house leads into ample parking and double garage. EV charging port to front of house.

Location

This property is ideally situated in one of Broadstairs' most sought after roads and is within easy access to the local transport, High Street, railway station and the picturesque sands of Stone & Viking Bay

Accommodation

GROUND FLOOR

Entrance

Hallway 20' (6.10m) x 8'7" (2.62m)

Cloakroom

Reception room 14' (4.27m) x 13' (3.96m) Bedroom 4 13'5" (4.09m) x 13' (3.96m) Wet room 9'5" (2.87m) x 6'2" (1.88m) Lounge 27'5" (8.36m) x 13'7" (4.14m)

Kitchen 18' (5.49m) x 14' (4.27m) narr 7'5" (2.26m)

FIRST FLOOR Landing

Bedroom 1 19' (5.79m) x 12'1" (3.68m)

Built in shower to bedroom one

Bedroom 2 13' (3.96m) x 9'1" (2.77m) Bedroom 3 19' (5.79m) x 9'5' (2.87m) Bathroom 12'5" (3.78m) x 7'5" (2.26m)

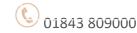
OUTSIDE Rear garden

Front garden

Double garage 27' (8.23m) x 17' (5.18m)

Broadband is delivered via fibre to the cabinet











Property brochure

Kev Features

- No chain
- Family home
- Sought after location
- En-suite
- Large garder
- South facing
- Double garage
- Ample parking

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BRO0024144/241024RLCW







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