

Property brochure



CALLIS COURT ROAD
BROADSTAIRS
KENT
CT10 3AE

Price: £670,000

3/4 Bedrooms

2/3 Receptions

3 Bathrooms

Double Garage

EPC D

Tenure FREEHOLD
Council Tax F



Broadstairs@oakwoodhomes.biz



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The Property

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 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

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



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Key Features

- No chain
- Family home
- Sought after location
- En-suite
- Large garden
- 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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