



Upton Grange, Broadstairs, CT10 2NS

Guide Price £650,000

RACHEL PIPER

exp[®] UK

@ rachel.piper@exp.uk.com

rachelpiper.exp.uk.com

07949 011 998

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Please quote reference RP1132

New to the Market this stunning four bedroom, detached family home.

Located within the ever-popular Upton Grange, this well-presented property is ideally situated for buyers who are looking to be close to local schools, amenities and transport links whilst remaining in a quiet residential location.





Set back from the road, the entrance to the property is via a low maintenance gravel driveway. Internally the ground floor comprises an entrance hall leading to a generous lounge and separate dining room. The kitchen/diner is in good order throughout and offers a spacious area away from the reception rooms which comfortably houses a breakfast eating area.

Further benefits to the ground floor include a utility room, cloakroom and access to the integral double garage.

The first floor comprises four perfectly proportioned double bedrooms serviced by a family bathroom.

The master and second bedrooms both benefit from contemporary fitted en-suite shower rooms.

Externally the property offers an undemanding, generous rear garden and off-street parking to the front for multiple cars.

The garage offers convenient additional storage space whilst being large enough to allow for additional parking if necessary.



Location:

Situated in the tranquil cul-de-sac of Upton Grange, this property offers a peaceful retreat while being conveniently close to local amenities. Broadstairs town centre and the train station are within walking distance, making commuting and leisure activities easily accessible.

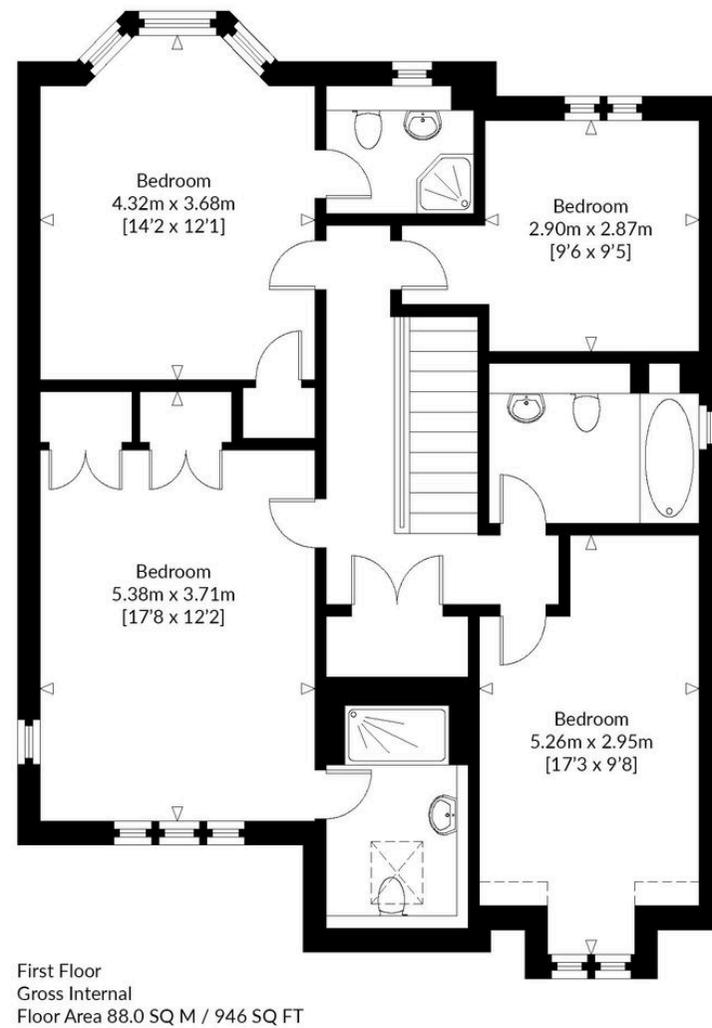
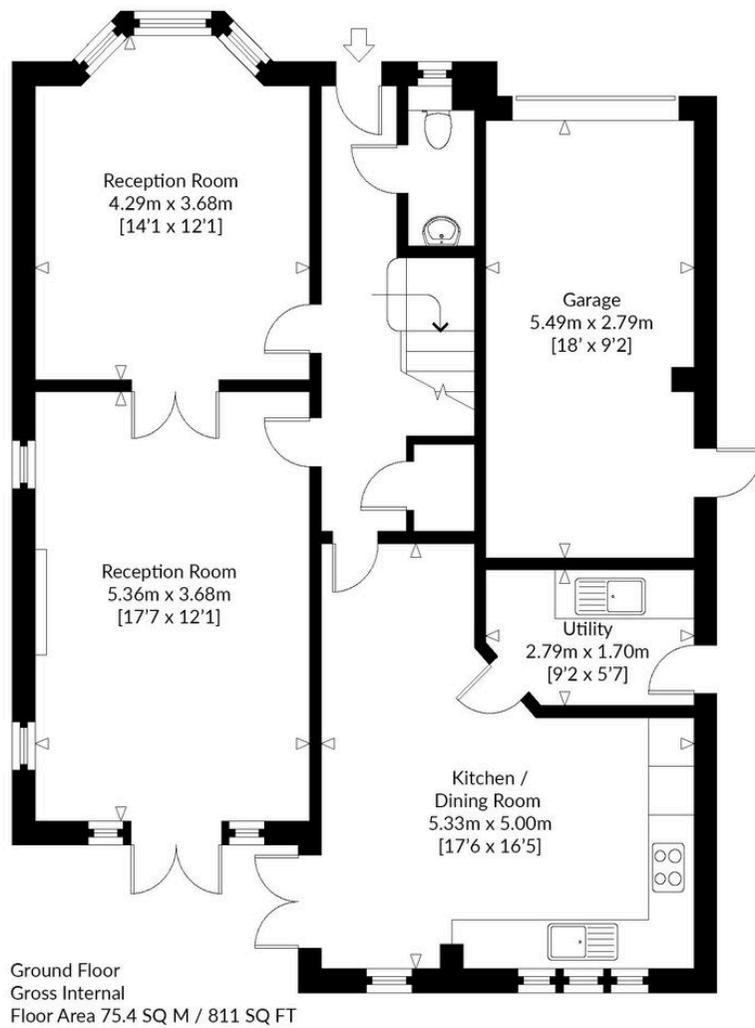
Upton Grange is renowned for its serene environment and strong community. Broadstairs has a rich historical charm, including Bleak house Broadstairs, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay

The neighbourhoods appeal is further enhanced by its proximity to reputable schools and essential services, boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre. Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse riding and bowls clubs. Broadstairs benefits from the high-speed rail with direct services to London. The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent

Educational Facilities:



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



UPTON GRANGE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 163.4 SQ M / 1757 SQ FT
 GARAGE FLOOR AREA 15.3 SQ M / 165 SQ FT
 TOTAL COMBINED FLOOR AREA 178.7 SQ M / 1922 SQ FT
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

