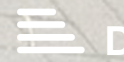




The Magpies Spratling Street, Ramsgate, CT12 5AW

Offers In The Region Of £475,000



CHAIN FREE ~ 5 BEDROOM DETACHED HOUSE ~ SEMI RURAL LOCATION ~ PERFECT FAMILY HOME

TMS Estate Agents are delighted to offer to the market this spacious and well presented five bedroom home on Spratling Street in Manston Ramsgate. Set in a peaceful semi rural location but still close to Westwood Cross, the QEQM hospital and many well regarded junior and secondary schools.

To the ground floor there is a generous sized entrance porch opening to the 15' entrance hall where there is ample storage, there is a dual aspect 23' lounge which opens onto the garden via French doors. The kitchen is a great family space with bespoke kitchen units, integrated appliances, including 2 fridges, electric Velux windows and French doors leading direct to the sunny garden.

The garage was converted and makes a very versatile room as a fifth bedroom / dining room / study or treatment room as it currently is used for, there is also a very spacious shower room to the ground floor.

To the first floor there is a bright landing with feature window and 4 double bedrooms, you will also find a family bathroom with shower over the bath.

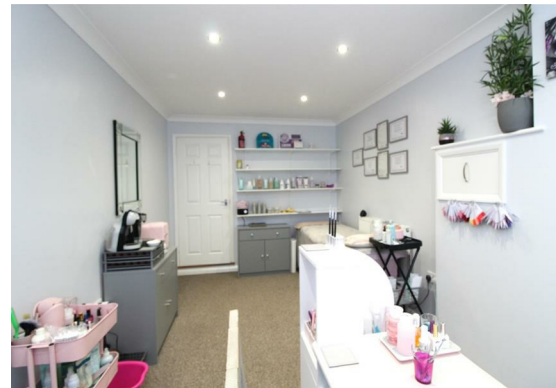
Externally there is a fully fenced rear garden which is laid to lawn and has a patio area, there is external lighting and garden tap. To the front of the house there is off street parking for at least four cars, there is a pond with a water feature.

The property enjoys air conditioning and air heating through the house to compliment the gas central heating and keeps the house lovely and cool in the summer.

Spratling street is a semi rural location close to Manston Village and Manston Park, it's situated close to the A299 Thanet Way which gives you easy access throughout Kent to Folkestone, Deal, Canterbury and the M2 motorway into London. Just 2 miles away you will find Ramsgate's mainline station with fast links direct to London St Pancras.

Call TMS Estate Agents today to book your accompanied viewing.





- DETACHED 5 BEDROOM HOUSE
- INTEGRATED APPLIANCES & QUARTZ WORKSURFACES
- GAS CENTRAL HEATING & AIR CONDITIONING
- RURAL LOCATION
- SHOWER ROOM AND BATHROOM
- OFF STREET PARKING FOR 3/4 CARS
- EPC RATING D
- CLOSE TO SCHOOL CATCHMENTS
- VERSATILE 5TH BEDROOM / STUDY / TREATMENT ROOM / GYM

GROUND FLOOR

ENTRANCE PORCH
7'2" x 3'7" (2.20 x 1.10)

ENTRANCE HALL
15'3" (4.65)

LOUNGE
23'0" x 11'0" (7.02 x 3.36)

KITCHEN / DINER
20'11" x 15'0" (6.38 x 4.59)

SHOWER ROOM
11'6" x 6'0" (3.53 x 1.85)

BEDROOM
15'11" x 9'9" (4.87 x 2.99)

FIRST FLOOR

LANDING

BEDROOM
14'0" x 12'0" (4.27 x 3.66)

BEDROOM
10'2" x 4'11" (3.1 x 1.52)

BEDROOM
13'0" x 9'0" (3.97 x 2.75)

BEDROOM
11'11" x 10'0" (3.65 x 3.05)

BATHROOM

EXTERNAL

REAR GARDEN

FRONT GARDEN

Agents Note



Floor Plan



Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

