



GUILDCREST ESTATES



3 Newmans Close, Broadstairs CT10 3PL



5



3



3

Newmans Close, Broadstairs CT10 3PL

£1,200,000

This substantial and attractive detached house is well presented throughout and offers an impressive amount of space, perfect for families seeking both comfort and style. With five generously sized double bedrooms, two of which boast walk-in wardrobes and en-suite shower rooms, this property ensures ample room for relaxation and privacy.

The heart of the home is undoubtedly the bright and spacious kitchen/breakfast room, ideal for family gatherings and entertaining guests. In addition, the property features a large and welcoming lounge, a separate dining room, and a ground floor study, providing versatile spaces to suit your lifestyle needs.

Outside, a generous yet manageable wrap-around garden presents a picturesque and private retreat, perfect for enjoying the outdoors or hosting summer barbecues. The property is complemented by a triple garage and an expansive driveway, offering plenty of parking for residents and visitors alike.

Situated in a peaceful close surrounded by luxury homes, this property is located in a sought after area close to the stunning Stone Bay, making it an ideal choice for those who appreciate both tranquillity and coastal living. This remarkable home is a rare find and is sure to impress anyone looking for a spacious and





elegant residence in Broadstairs.

Council Tax Band G

Freehold

Mains water, sewer, electricity and gas with
gas central heating

Fixed wireless broadband





GUILDCREST ESTATES

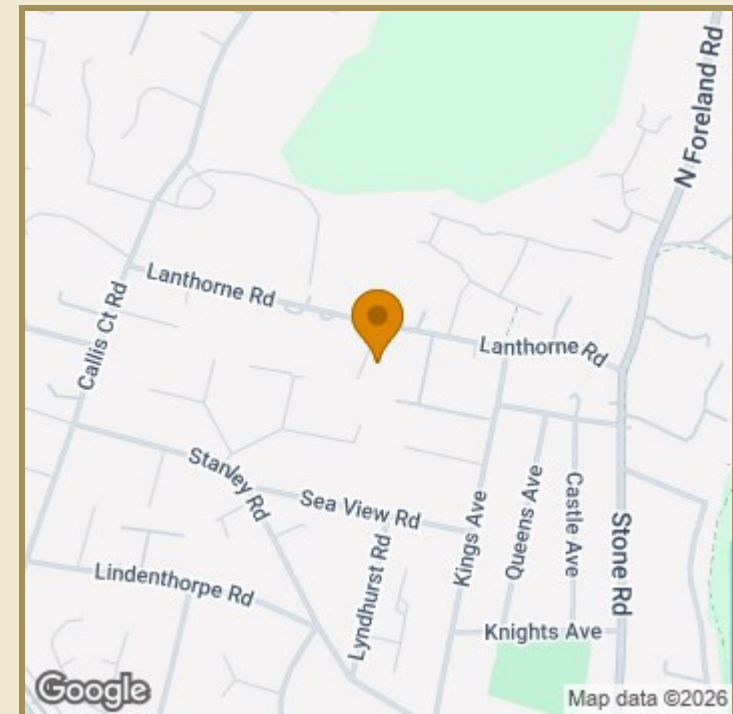
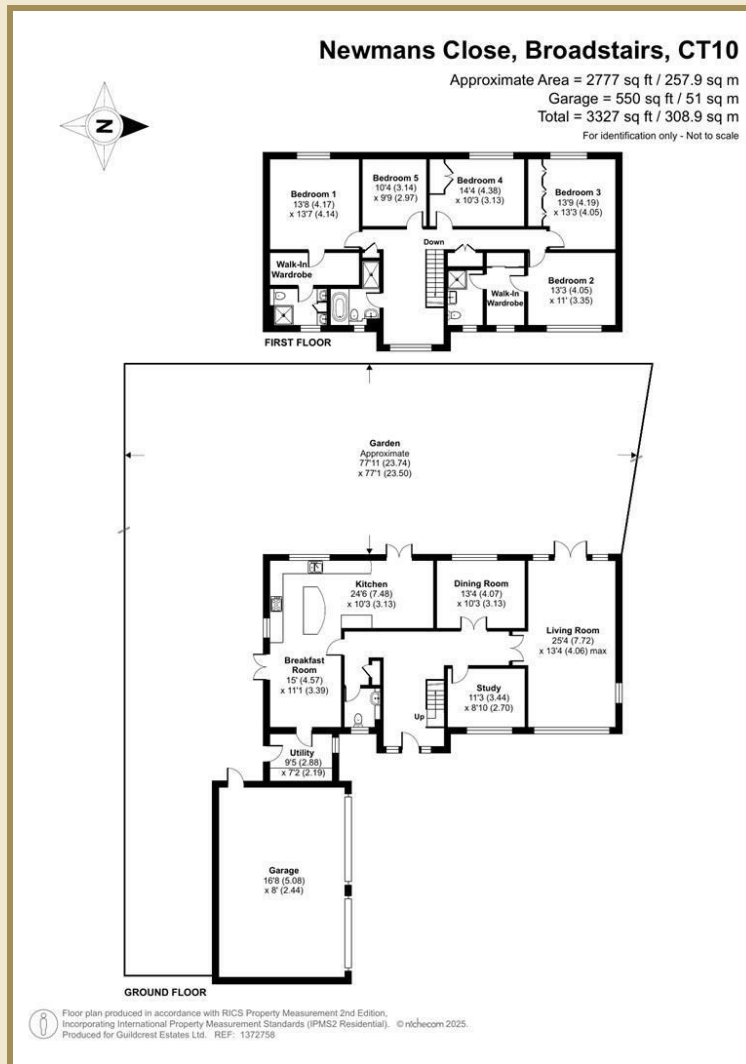
Key Features

- Substantial and attractive detached home
- Five generous bedrooms, two ensuites and a family bathroom
- Bright and spacious kitchen/breakfast room
- Large lounge, separate dining room and study
- Convenient downstairs cloakroom
- Generous wrap-around garden
- Peaceful close in a sought-after Broadstairs location
- Council tax band G
- EPC C

Important Information

Freehold
House - Detached
3327.00 sq ft
Council Tax Band G
EPC Rating C

£1,200,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



01843 272200 www.guildcrestestates.co.uk

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB. Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.