



GUILDCREST ESTATES



Norwood Valley Road, Margate CT9 4LF



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Valley Road, Margate CT9 4LF

Offers in excess of £700,000

Occupying a delightful semi-rural position on Valley Road, Margate, "Norwood" is an impressive four-bedroom detached family residence offering exceptional space, privacy and versatility. Enjoyed by the same owner since new, this substantial home extends to approximately 3,097 sq ft and is offered to the market with no onward chain.

Combining the tranquillity of countryside living with excellent everyday convenience, Norwood enjoys an enviable setting within easy reach of Westwood Cross, Thanet's beautiful coastline and an extensive range of local amenities.

The generous ground-floor accommodation is ideally suited to both family life and entertaining, with three spacious reception rooms providing excellent flexibility. At the heart of the home is a modern and attractive fitted kitchen/breakfast room, complete with a central island and breakfast bar, while a cloakroom/WC completes the ground floor.

Upstairs, a spacious landing leads to four well-proportioned double bedrooms. Two benefit from their own en-suite bathrooms, while one also features a dedicated dressing room. A separate family bathroom serves the remaining bedrooms, creating comfortable and practical accommodation for a growing family and





visiting guests alike.

Outside, the property is complemented by attractive wraparound gardens, creating an excellent sense of space, seclusion and connection with its semi-rural surroundings. The generous rear garden features a natural stone terrace, providing a wonderful setting for outdoor dining and entertaining while enjoying delightful views across the adjoining open farmland.



To the front, a substantial driveway provides ample off-road parking and leads to an integral double garage, further enhancing the practicality of this impressive home.

Adding considerably to the property's appeal is planning permission for a separate two-storey, three-bedroom detached dwelling within the grounds, presenting an exciting opportunity for future development.





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Key Features

- 1 owner since new!!!!
- Set in beautiful semi rural location
- 4 bedrooms, 3 reception rooms, 3 bathrooms
- Double garage and driveway with ample parking
- Lovely gardens that wrap around the house
- Located close to westwood cross shopping center
- Views over farmland
- EPC rating D

Important Information

Freehold
House - Detached
2550.00 sq ft
Council Tax Band G
EPC Rating D

£700,000

Floorplan 1

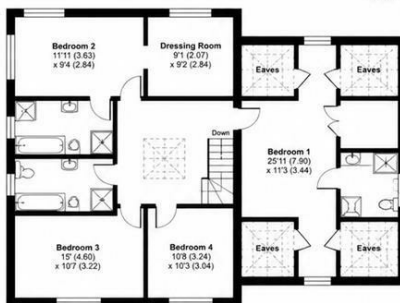


Norwood, Valley Road, Margate, CT9

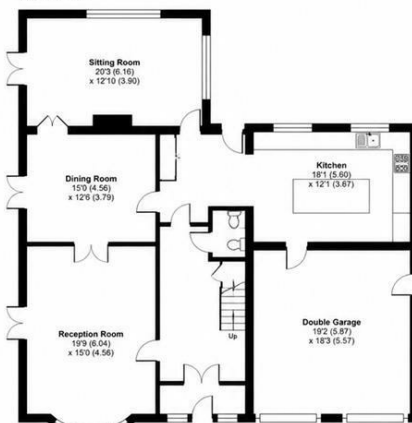
Approximate Area = 2550 sq ft / 236.9 sq m
Limited Use Area(s) = 193 sq ft / 17.9 sq m
Garage = 354 sq ft / 32.8 sq m
Total = 3097 sq ft / 287.6 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Joe Jezzard EXP. REF: 1463601



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	75

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



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