



Selwyn Drive, Broadstairs



41 Selwyn Drive Broadstairs Kent CT10 2SW



Description

Ground Floor

- Entrance
- Entrance Hall
- Bedroom
16' x 10'10"
(4.88m x 3.30m)
- Walk in Wardrobe
- En Suite Shower Room
- Cloakroom
- Sitting Room
12'10 x 12'4
(3.91m x 3.76m)
- Living Room
16'7 x 12'10
(5.05m x 3.91m)
- Garden Room/Dining Room
28'9 x 11'1
(8.76m x 3.38m)
- Kitchen
15'8 x 12'8
(4.78m x 3.86m)
- Utility Room

First Floor

- Bedroom
16'2 x 14'4
(4.93m x 4.37m)

- En Suite Shower Room
- Bedroom/Study
9'9 x 9'6
(2.97m x 2.90m)
- Bedroom
10'11" x 10'9" + built in wardrobe
(3.33m x 3.28m + built in wardrobe)
- Bedroom
12'3 x 10'11
(3.73m x 3.33m)
- Dressing Room
- En Suite Shower Room
- Bathroom

Second Floor

- Bedroom
20'10 x 16' + built in wardrobes
(6.35m x 4.88m + built in wardrobes)
- En Suite Bathroom

Exterior

- Front Garden
- Garage
19' x 8'10
(5.79m x 2.69m)
- Rear Garden

Property

Situated at the end of a quiet cul de sac is this beautiful six bedroom family home, perfect for any growing family the current owners have extended the property as well as designing and finishing the property off to the highest of standards throughout. The property is offered to the market with No onward chain.

Occupying a corner plot the ground floor comprises two separate reception rooms, a stunning kitchen with island and separate utility room. The spacious glass conservatory and dining area with glass roof lanterns overlooks the immaculate rear garden, which has recently had its own Spa pool installed and a brick built BBQ area providing the ideal entertainment space and perfect for al fresco dining. There is also the added bonus of a large ground floor double bedroom with dressing room and en suite ideal for an elderly relative or guests.

To the first floor there are four double bedrooms, two of these bedrooms boast en-suite facilities and one with an added dressing room, plus a further family bathroom. The picture is complete with the recent addition of the second floor, housing the magnificent master bedroom suite with built in wardrobe space and a vast impressive bespoke en-suite bathroom with marble tops simply magnificent.

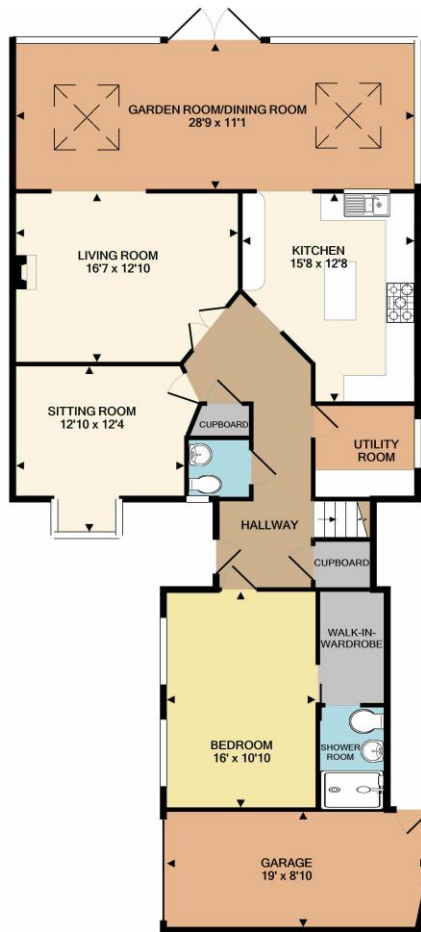
Externally the property has off street parking to the front leading to a garage, the sunny aspect rear garden is mainly paved making it very low maintenance with a small lawned area and a spa pool.



Location

The sought-after seaside town of Broadstairs, with quaint fisherman’s cottages and period houses, including Bleak House, 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 town also offers a good range of facilities with a wonderful selection of 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 (St Pancras 76 mins). 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.





GROUND FLOOR
APPROX. FLOOR
AREA 1469 SQ.FT.
(136.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 964 SQ.FT.
(89.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 543 SQ.FT.
(50.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2976 SQ.FT. (276.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(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	

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