



Eliots Close, Margate





6 Eliots Close
Margate
Kent
CT9 4GJ



Description

Ground Floor

- Hall
- Cloakroom
- Living Room
17'7 x 10'2
(5.36m x 3.10m)
- Kitchen/Diner
17'6 x 16'10
(5.33m x 5.13m)

First Floor

- Landing
- Bedroom
17'7 x 10'4
(5.36m x 3.15m)
- En-suite Shower Room
- Bedroom
10'7 x 9'9
(3.23m x 2.97m)
- Bathroom
- Study
9'9 x 6'11
(2.97m x 2.11m)

Second Floor

- Master Bedroom
13'5 x 9'9
(4.09m x 2.97m)
- Walk-in Wardrobe
- En-suite Shower Room

External

- Driveway
- Rear Garden
- Log Cabin
9'0 x 9'0
(2.74m x 2.74m)

Property

Found in an exclusive gated development is this attractive four bedroom detached family home, which was built approximately 18 months ago to a high specification and has a 10-year home warranty (8 years approx. remaining). This modern contemporary home offers stylish living accommodation, the gated entrance can be controlled by a monitor in hallway, the ground floor comprises a wc, a large lounge with beautiful fireplace built into the wall and bi folding doors to the garden patio, the exterior paneling is also bought inside the lounge and some bedrooms to link the design together throughout the space. To the right is an impressive open plan kitchen/diner with wooden flooring and a range of integrated appliances, with a hidden utility area. The ground floor also benefits from underfloor heating controlled via a phone app.

To the first floor there is a generous double bedroom with trendy ensuite shower room, a double guest bedroom, a study ideal for anyone looking to now work from home and a family bathroom. The second floor is dedicated to the generous master suite with exceptional ensuite with walk in shower and a separate walk in wardrobe with custom built in clothes storage and LED lighting. The heating upstairs is also zoned and can be controlled via your phone.



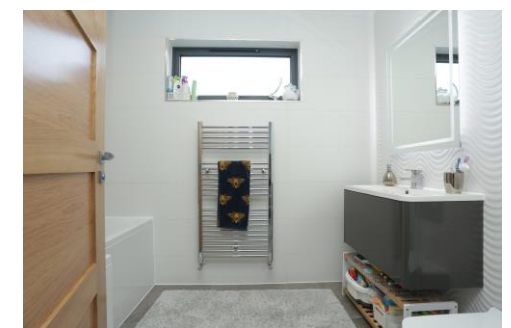
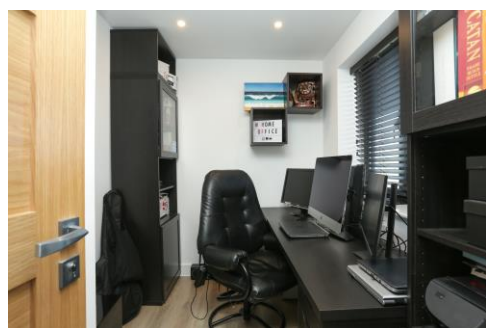
Externally the property has a large driveway to the front providing off street parking for numerous cars with a plug socket for car charging. There is side access which leads to the low maintenance rear garden mainly turfed with a patio seating area. There is also the addition of a good size summerhouse.

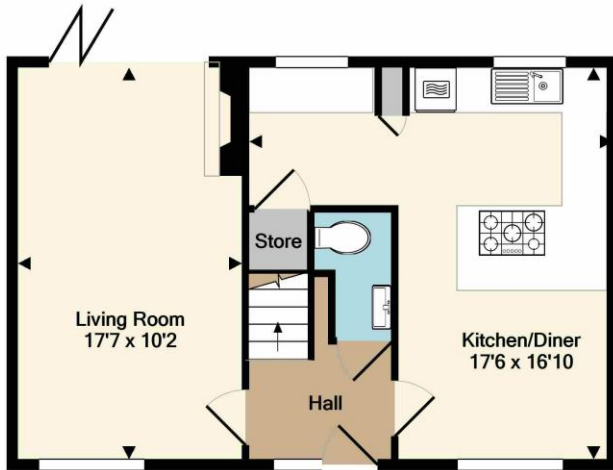
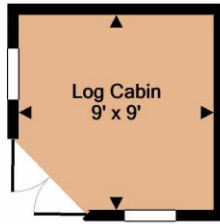
Location

Delightful gated development found in a popular sought after location to the outskirts of Margate but within easy access to the town and beach. QEQM hospital is close by as too is Westwood Cross shopping centre with its wide variety of shops, restaurants, cinema and casino.

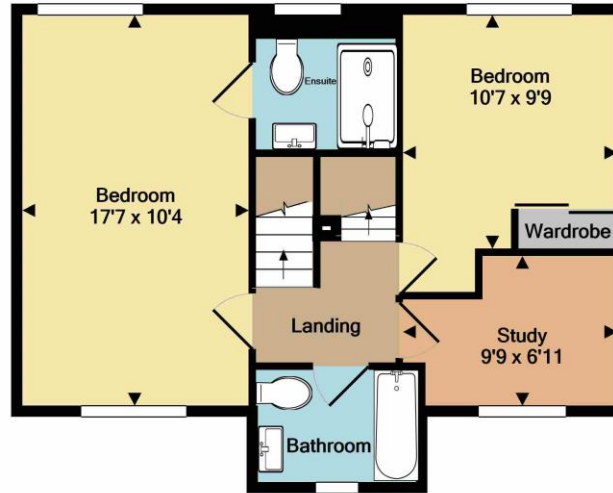
Margate is a popular seaside town with its popular, trendy old town district as well as the Turner contemporary Art Gallery. Margate also has a high speed rail service to London.

The neighbouring towns of Broadstairs, Ramsgate and Birchington are all within easy access. The area provides a number of leisure and recreational facilities and there are a number of highly regarded schools to be found in both the public and private sectors including grammar schools.

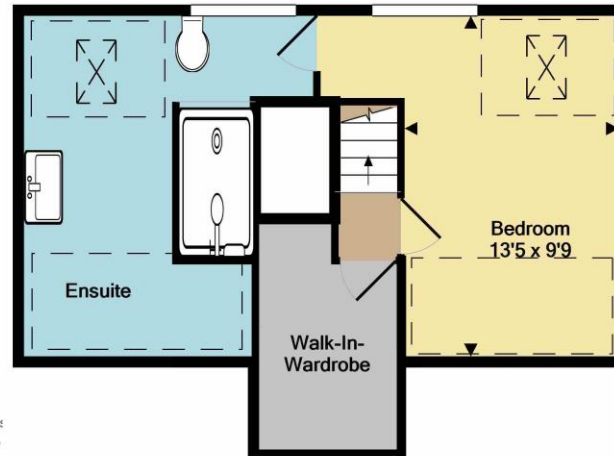




GROUND FLOOR
APPROX. FLOOR
AREA 538 SQ.FT.
(50.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 482 SQ.FT.
(44.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 1413 SQ.FT. (131.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	



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In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure