



Dumpton Park Drive, Broadstairs


MILES & BARR
EXCLUSIVE



The Glass House

72 Dumpton Park Drive
Broadstairs
Kent
CT10 1RT



Description

Ground Floor

- Entrance Hall
- Wet Room
- Boiler Room
- Bedroom/Study
12'0 x 8'1
(3.66m x 2.46m)
- Living Room
17'7 x 15'6
(5.36m x 4.72m)

First Floor

- Kitchen/Diner
17'6 x 11'3
(5.33m x 3.43m)
- Utility Room

Second Floor

- Landing
- Bedroom
15'4 x 10'4
(4.67m x 3.15m)
- En-suite Shower Room

Third Floor

- Landing
- Bedroom
9'7 x 8'0
(2.92m x 2.44m) Plus
built-in wardrobe
- Bedroom
9'7 x 7'3
(2.92m x 2.21m)
- Bathroom

External

- Front Off Street Parking
- Side Garden
- Rear Garden

Property

'The Glass House' is one of only two individually designed detached houses situated in the sought-after location of Dumpton Park Drive in Broadstairs. This beautiful property has been modernised by the current owners to an extremely high standard boasting features such as underfloor heating, new boiler, new wooden doors, shutters and wooden flooring. Aptly named the property is flooded with light with a mixture of patio doors and tall windows maximising the natural light.

Set back from the road at the top of a private driveway the property comprises to the ground floor a spacious lounge with patio doors opening onto the front paved garden, a study/bedroom 4 leading out to the private side garden (where there could be potential to extend with relevant planning) and a wet room.

Stairs take you up to the newly fitted Umbermaster kitchen with integrated appliances and two sets of patio doors leading out to the sunny aspect rear garden, the master bedroom can be found on the next floor featuring fitted wardrobes, en-suite shower facilities and stunning floor to ceiling windows looking out to sea with a Juliette balcony. The top floor adds a further two bedrooms plus a family bathroom with Jacuzzi bath and a storage cupboard.

Externally to the front of the property there is off street parking for 3 cars with a paved seating area. Side access leads into the side paved garden with coloured glass panels and two storage areas and stairs leading up to well-presented low maintenance sunny aspect rear garden with a paved seating area ideal for al fresco dining, a decked area and a turfed area with raised flower beds bursting with an array of colour. There are also solar panels on the roof owned by the vendors.

Please note that under 'Section 21' of the Estate Agency Act, Miles & Barr declare an interest in this property.



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.

Ramsgate 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.





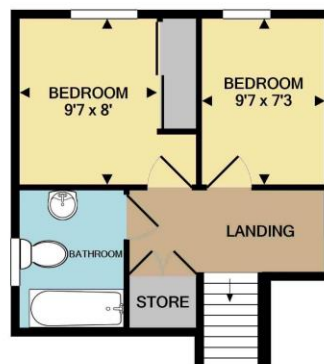
GROUND FLOOR
APPROX. FLOOR
AREA 480 SQ.FT.
(44.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 313 SQ.FT.
(29.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 290 SQ.FT.
(27.0 SQ.M.)

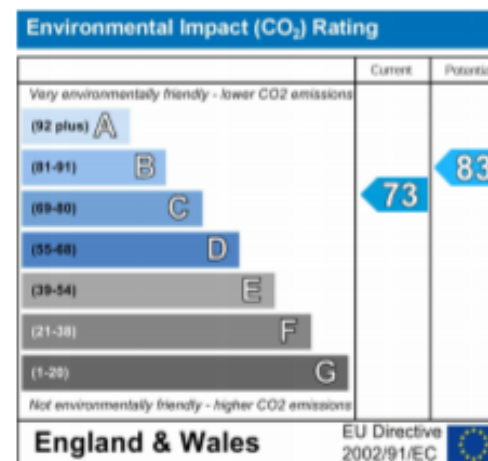
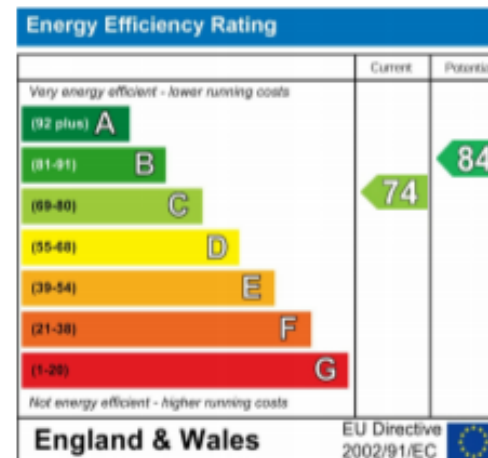


3RD FLOOR
APPROX. FLOOR
AREA 302 SQ.FT.
(28.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1385 SQ.FT. (128.7 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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