



Barnes Avenue, Westbrook £489,995



SEASIDE LIVING. An attractive, spacious and well presented detached family home located in one of the most sought after roads in Westbrook, being only a stones throw away from the seafront.

The property flows very well having a great emphasis on space especially the living accommodation and kitchen. The entrance hallway is grand and extremely welcoming giving this home a great start in terms of first impressions.

Some original features remain including the stand out feature fireplace in the living room with a solid marble surround and granite hearth giving the room a superb focal point, you will also enjoy picturesque stained glass windows in certain locations too.

From the front bedrooms you will have the luxury of having sea views with the smaller of the two having a sealed unit double glazed door leading to a balcony, so a great place to relax and enjoy the sight.

The property is only Ten minutes to the Thanet Way, so any commuter would not find any difficulty in terms of time consumption to the start of their journey. Externally in the rear garden there is a swimming pool that the current owners children absolutely adored when they were growing up and was a big part of the lifestyle.

With that it doesn't compromise the garden space to much as in our opinion it still leaves ample room for entertaining for example BBQ's and garden parties. All in all, we are delighted to be marketing this well maintained family home and is an absolute credit to it's current owners. Please call Xpertagents today for an appointment to view.



Entrance - Via stained glass hard wood door to:-

Vestibule - Sealed unit stained glass double glazed window to front, built in mirrored wardrobe, coved ceiling, radiator, picture rail, fitted carpet and glazed hard wood door to:-

Main Entrance Hallway 3.66m (12'0") x 3.12m (10'3") - An attractive and welcoming hallway with Coved ceiling, picture rail, radiator, under stairs storage including meters, fitted carpet and hard wood doors to:-

Downstairs WC - Low level flush WC, wash hand basin, obscure sealed unit double glazed window to side.

Dining Room 5.11m (16'9") x 4.17m (13'8") - Stained glass sealed unit double glazed bay windows to front, coved ceiling, picture rail, radiator, telephone points, working gas fire with ornate surround and hearth, fitted carpet.

Living Room 5.18m (17'0") x 4.14m (13'7") - Stunning cast iron feature fireplace with solid marble surround and granite hearth, coved ceiling, picture rail, television point, radiator, fitted carpet and glazed hard wood door to rear with sidelights to:-

Conservatory 3.73m (12'3") x 3.23m (10'7") - Sealed unit double glazed windows to rear and side, sealed unit double glazed door to side leading to rear garden, poly carbonate roofing, radiator, ceramic tiled flooring.

Breakfast Room 3.20m (10'6") x 3.05m (10'0") - Stained glass sealed unit double glazed windows to side, picture rail, radiator, built in cupboard, fitted carpet and glazed hard wood door to:-

Kitchen 4.88m (16'0") x 3.20m (10'6") - Range of wall and base units to three sides with complimentary work surfaces over, built in oven and grill tower, built in microwave tower, four ring gas hob with extractor fan over, one and a half bowl ceramic sink and drainer, built in dish washer and fridge freezer, sealed unit double glazed windows to rear and side, sealed unit double glazed door to side leading to utility room, radiator, ceramic tiled flooring.

Utility 4.57m (15'0") x 1.37m (4'6") - Space and plumbing for washing machine tumble dryer, one and a half bowl ceramic sink and drainer, water softener, glazed doors to front and rear giving respective access, poly carbonate roofing and ceramic tiled flooring.

Landing - Obscure and grand stained glass windows to side, natural wood hand rails and balustrades, picture rail, access to loft space via hatch, radiator, fitted carpet and doors to:-

Bedroom One 5.08m (16'8") x 3.96m (13'0") - Sealed unit double glazed bay windows to front, picture rail, radiator, fitted wardrobes with high level units above bed area, fitted carpet and sea views.

Bedroom Five/Office Space 3.20m (10'6") x 2.64m (8'8") - Sealed unit double glazed windows to front and side offering sea views, sealed unit double glazed door leading to balcony, radiator, television point, picture rail and fitted carpet.

Bedroom Four 4.17m (13'8") x 2.13m (7'0") - Sealed unit double glazed windows to side, picture rail, fitted wardrobes, airing cupboard including hot water tank with shelving over, radiator and fitted carpet.

Bathroom - Suite comprising of bath with mixer taps, low level flush WC, separate shower cubicle, vanity wash hand basin, shaver point, bidet, radiator, fitted carpet, half tiled to walls and obscure sealed unit double glazed windows to side.

Bedroom Three 4.17m (13'8") x 3.20m (10'6") - Sealed unit double glazed windows to rear overlooking garden, picture rail, radiator, vanity wash hand basin and fitted carpet.

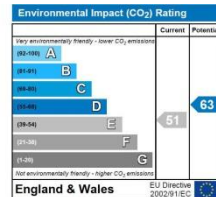
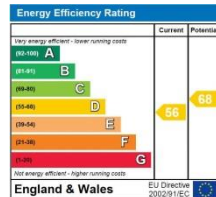
Bedroom Two 4.14m (13'7") x 3.25m (10'8") - Sealed unit double glazed windows to rear overlooking garden, picture rail, radiator and laminate flooring.

Rear Garden - Attractive garden of approximately 100' (30.48m) in length, lawned plus small patio area at the end of the garden. Timber shed, fenced and walled boundaries. Large rag stone patio area with inset heated swimming pool with mosaic tiles. 10' (3.05m) at deep end, to shallow end at 3'6" (1.07m). Pump room with changing room.

Front Garden - Small garden, paved driveway lending off street parking leading to:-

Garage - With up and over door.





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