



## Rosemary Gardens Broadstairs | CT10 2ET



Offered for sale with CR Real Estate is this spacious and newly renovated, four-bedroom detached house; ideally located in a peaceful cul-de-sac in the ever popular and picturesque coastal town of Broadstairs.

The ground floor comprises of two reception rooms, modern open plan kitchen/diner with the kitchen benefiting from integrated appliances, separate utility area and W/C.

The first floor of this property features four bedrooms; with the main bedroom offering an en-suite shower room, whilst the family bathroom helps to service the other bedrooms.

Externally, the home benefits from off road parking to the front with private driveway and garage; plus, a well sized rear garden.

The versatility and space offered with this beautiful property makes it the ideal family home; and with neutral and modern décor throughout, it offers the lucky new owners the opportunity to easily style and accessorise to their taste.

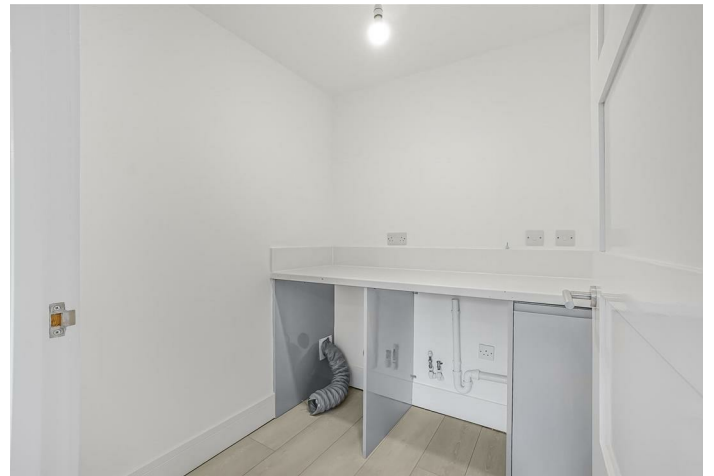
Situated between Margate and Ramsgate, the property is centrally located with Broadstairs town centre approximately 1 mile away and Westwood Cross Shopping Centre being just over 2 miles away; providing access to several local amenities such as supermarkets, clothing stores and banks. For commuters the local train stations are located within 0.4 & 0.9 miles away and offers connections to London and other surrounding areas.

For schools you have a number of great schools in the area such as Holy Trinity C of E Primary School, Upton Junior School, Bradstow Secondary School, Wellesley Haddon Dene Secondary School, Haddon Dene Preparatory School and Newlands Primary School.

**Offers Over £500,000**



- No Chain
- 4 Double Bedrooms
- Detached
- 2 Reception Rooms
- Downstairs W/C
- En-Suite in Master Room
- Utility Room
- Large Garden
- Electric Garage
- Council Tax D



## Lounge

15'7" x 10'0" (4.76 x 3.07)

## Kitchen/Diner

25'6" x 9'10" (7.79 x 3)

## Utility Room

6'0" x 6'0" (1.84 x 1.84)

## WC

6'0" x 3'3" (1.84 x 1.01)

## Reception

9'4" x 8'0" (2.85 x 2.45)

## Bedroom 1

14'0" x 10'0" (4.29 x 3.07)

## Bedroom 1 En-Suite

6'1" x 5'8" (1.87 x 1.73)

## Bedroom 2

12'7" x 9'4" (3.86 x 2.85)

## Bedroom 3

11'3" x 9'4" (3.43 x 2.85)

## Bedroom 4

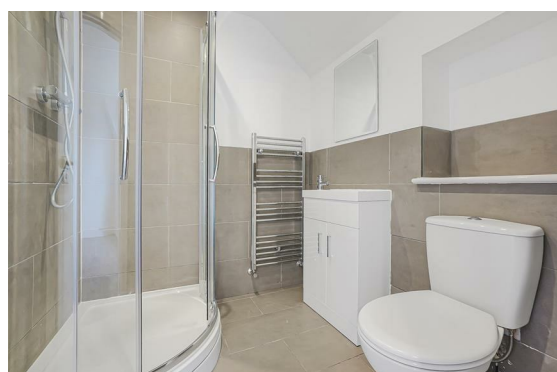
9'10" x 9'1" (3.00 x 2.79)

## Bathroom

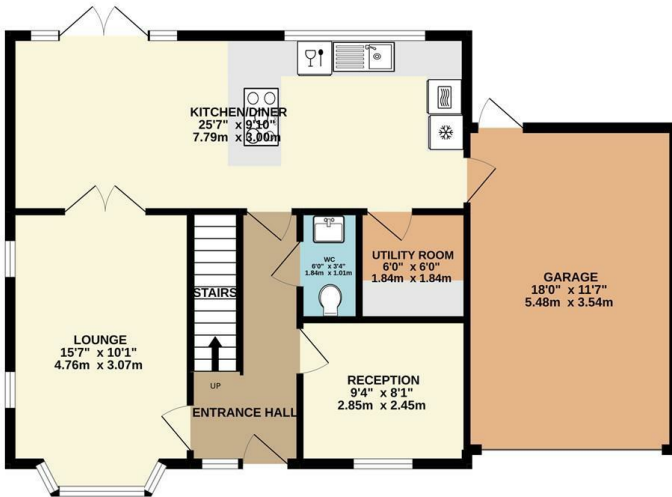
7'1" x 6'2" (2.16 x 1.89)

## Garage

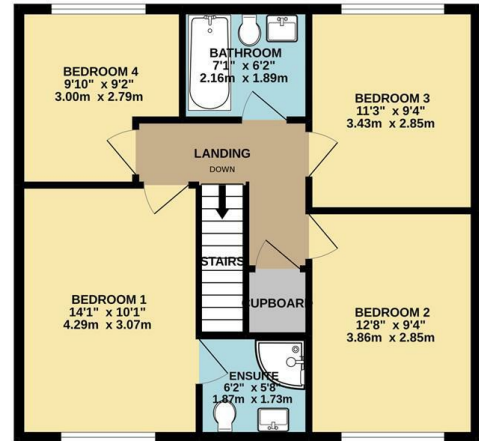
17'11" x 11'7" (5.48 x 3.54)



GROUND FLOOR  
829 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1441 sq.ft. (133.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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
84	93

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
86	94

England & Wales EU Directive 2002/91/EC



CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.