



## **Drapers View, Margate CT9 2UL**

**Offers In The Region Of £375,000**

CR Real Estate are proud to launch to market this brand new three-bedroom detached bungalow. This beautiful home is located in a cul-de-sac within the Drapers Mill development and is offered to the market with no onward chain.

With neutral décor throughout and finished to a high standard, this home is ready to move into and is the perfect canvas to add your own style. This stunning three-bedroom bungalow, comes with featured enhancements to offer a luxury lifestyle to the new owners; this includes underfloor heating throughout (excludes bedrooms), built in appliances and sleek bathroom.


The living accommodation on offer comprises of a large open-plan kitchen/living area with bi-folding doors that leads to the rear garden, three generously sized bedrooms and modern family bathroom.


Externally, this home benefits from off road parking and a well-sized rear garden with paved patio area and grass lawn, making it the perfect outdoor space for entertaining in the warmer months.

Drapers View is conveniently located with a variety of local amenities close by; and is within short walking distance from the ever popular Margate seafront and old town which offers wonderful sandy beaches, a variety of amusements, Turner Contemporary Art Gallery, and a selection of restaurants and bars. For commuters, the local mainline railway station is within a short drive of the property and offers regular services to the surrounding areas and London.



Bedroom 1	10'11" x 10'9" (3.35 x 3.29)
Bedroom 2	10'4" x 9'0" (3.15 x 2.75)
Bedroom 3	12'0" x 10'8" (3.68 x 3.26)
Kitchen	10'9" x 8'3" (3.29 x 2.52)
Living Room	14'8" x 14'8" (4.49 x 4.49)
Bathroom	6'7" x 6'7" (2.02 x 2.02)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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ESTATE AGENCY : REDEFINED

