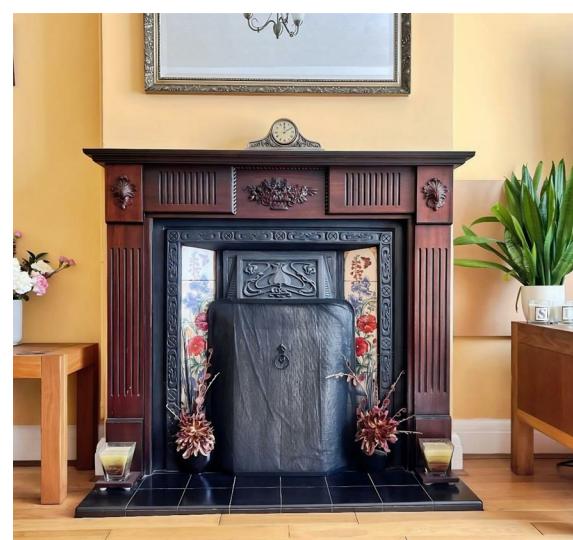
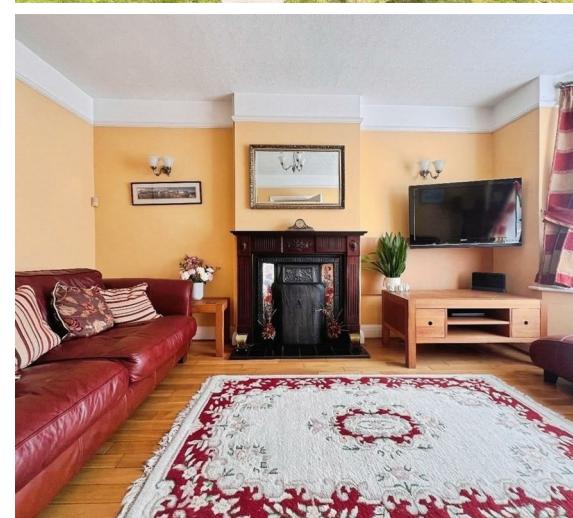


Avebury Avenue, Ramsgate  
Asking price: £575,000





There's a heart-warming feeling to owning your own home, especially those that consider living by the coast, just like our seller here, who found this feeling some 30 years ago. Located in this quiet cul-de-sac setting, between Ramsgate & Broadstairs. This detached family home stands out, as it demonstrates the longevity of this property. Offering the the perfect balance between Coastal living, and yet being a moment from the bustling town of Ramsgate & Broadstairs, but, we'll let you decide once you've viewed it.

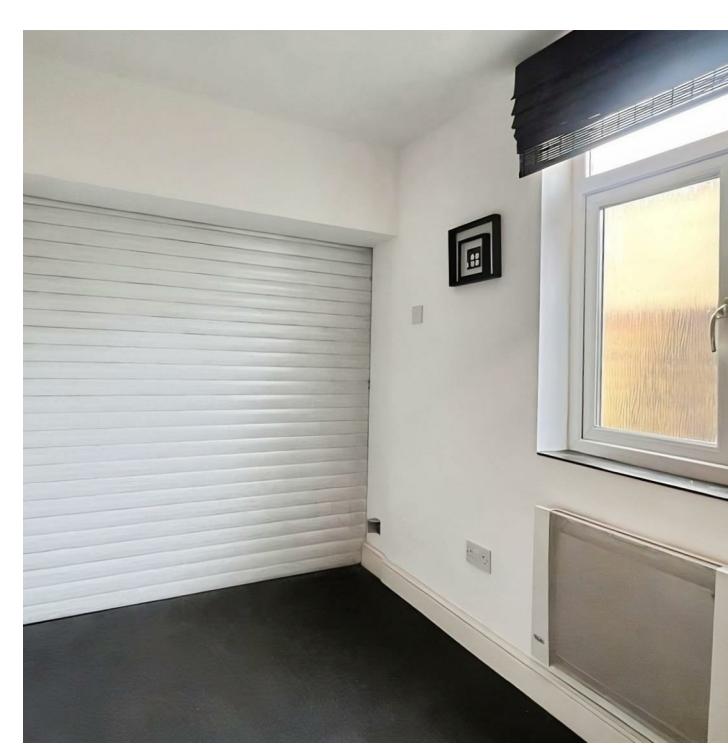
The previous extension has added vital living space; creating an open plan kitchen diner to rear, perhaps the converted garage ticks your boxes. A few steps from the utility area is the homes kitchen/breakfast room, which leads through to the extension. Across the hall, there's a charming bay fronted lounge, which we're in no doubt will suit a modern family, with a modern lifestyle. There's room within the garden to add an outbuilding if it's more space you require. & Yet, a further family sitting room adjoins the 1st reception room. Perhaps throw the doors open from the dining section at the rear of the home whilst mingling with guests, as this leads into the charming green garden. This house boasts the opportunity for a family to 'come together' within the kitchen/dining area, which plays a vital role as the 'hub' for family life, whether your perched at the kitchen breakfast bar, or grabbing that morning coffee on the school-run dash, this is a room you'll use constantly and slip from interior to garden almost imperceptibly through the rear doors.

Upstairs you'll find, 4 bedrooms, 3 double and a further single bedroom. Not only are the rooms spacious, but the principal bedroom boasts that charming bay window found downstairs. The family bath-suite here is practical, and well designed, ensuring there are no que's for the loo in the morning, you'll find a further shower-room downstairs too.

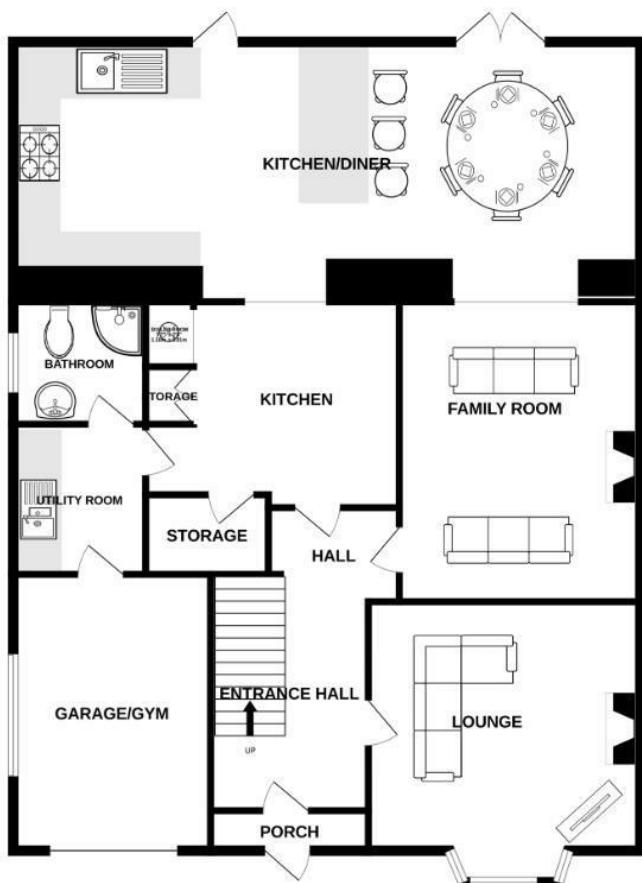
Behind the home, is a lovingly cared for mature green plot, which is one of the main reasons the seller has chosen to call this home, for so many years. Maturely planted, with budding trees, shrubs and plants, it's a gardeners paradise. Whether you're enjoying the warmer weather and hosting BBQ's on the bank holiday weekends, or letting the children run-free, it's a private space, that enhances that secluded feeling that was at the heart of the sellers decision to move here initially. Finally, finishing the home well, you'll find a large drive, which boasts off street parking to the front leading to the garage.

- A Delightful, Well Presented, Extended-Detached Family Home
- A well cared for, mature, green rear garden
- A choice of 2 generous reception rooms, 1 with charming bay window
- Garage/Gym with window - Allowing for a verity of uses
- EPC Rating: C (67) - Council Tax Band: D
- Located in a quiet, no through road within walking distance to the town
- 24'4 x 11'10ft Impressive kitchen/diner at the rear of the home
- Ground floor utility & x2 bathroom's providing convivence for family life
- 4 Spacious bedrooms (3 Doubles & 1 single) Principal bedroom with bay-window
- Sold with no onward chain complications - Early viewings recommended

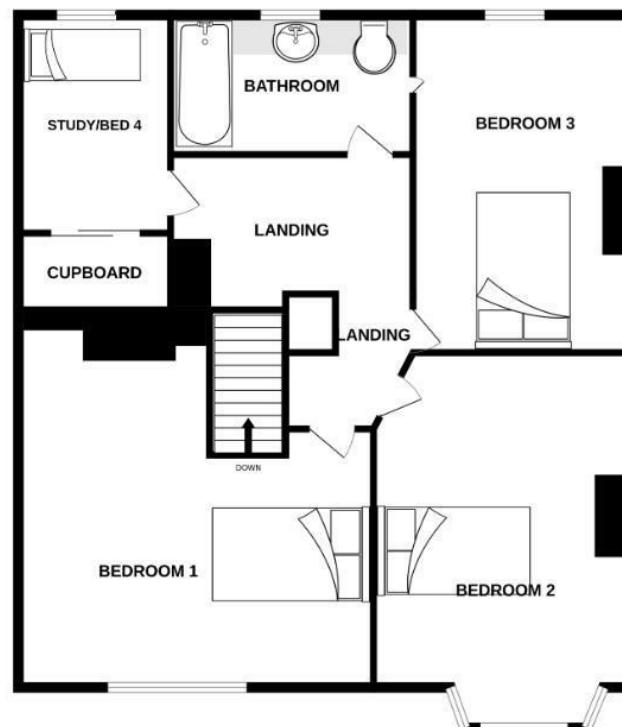




GROUND FLOOR



1ST FLOOR



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and complete description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the buyers are advised to satisfy themselves as to their working order and condition. If a property is occupied at any time there may be connection charges for any switched on or disconnected or drained services or fixtures - All measurements are approximate.

**SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a free Appraisal through our national network of Hunters estate agents.

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 is given as to their operability or efficiency can be given.  
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**Viewings.** Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information. **Valuations:** For a valuation of your property, please email the team with your property details, contact information and the times you are available.