



GUILDCREST ESTATES



5 St Stephens Park Road, Manston, Ramsgate CT12 5NE



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St Stephens Park Road,
Manston, Ramsgate CT12 5NE

Offers in excess of £530,000

A stunning, 4 bedroom detached home, featuring a light, spacious and modern interior located in the new St Stephens Park development.

The light and spacious entrance hall, provides access to the kitchen/diner, cloakroom, lounge and study.

In the kitchen you will discover a modern, bespoke fitted kitchen with integrated appliances and a large double aspect dining area with patio doors overlooking the garden, with Moduleo LVT flooring, perfect for entertaining.

From the kitchen is the utility room, offering space for washing machine & tumble dryer and even more storage.

In this property there is a study which would work perfectly as a home office or playroom too. There is also a downstairs cloakroom and lounge.

The large and luxurious lounge is fully carpeted with french doors leading out to the garden.

Upstairs you will find the primary suite with a large double bedroom and fully tiled en-suite shower room. There are three further double





bedrooms and a large fully tiled family bathroom with separate shower, an LED-lit mirror and heated towel rail.

Double-glazed windows and doors ensure energy efficiency while creating a peaceful living environment.

Stepping outside, there is a large garden, with secure boundaries and laid to turf and patio, allowing you to relax and enjoy outdoor living.

This property has a large driveway for two cars, and a double garage, with electric garage door, lighting, power and an electric car charging point with a pedestrian door to the rear garden.

This beautiful home offers refined living, where every detail has been carefully considered to provide you a sophisticated home that is ideal for family living.

This is an Active Land And Build property.

Council Tax Band: F
Freehold
Mains water, sewer, electricity, gas with gas central heating.
Fixed wireless broadband.
Service Charge - £261.80 per annum





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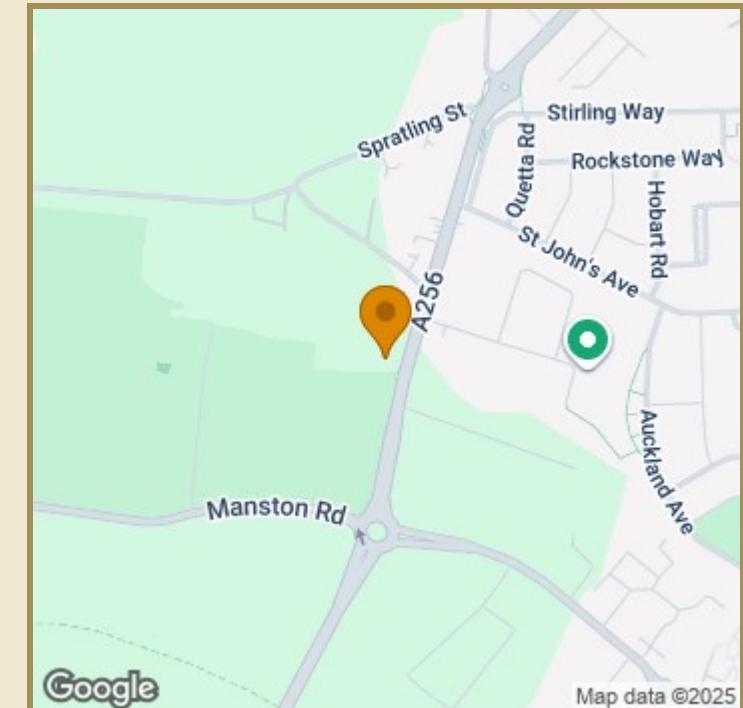
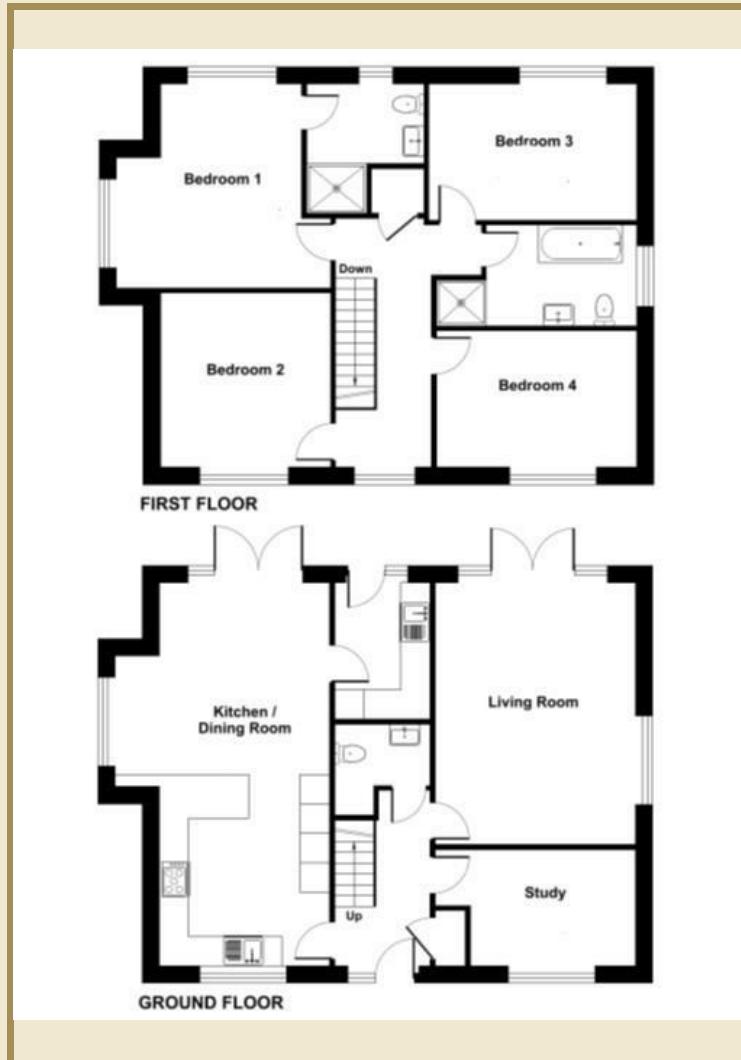
Key Features

- NEW BUILD
- GARAGE
- OFF ROAD PARKING
- 4 BEDROOMS
- SPACIOUS DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- EN-SUITE
- READY NOW
- Moduleo LVT
- Luxurious Carpets Throughout

Important Information

Freehold
House - Detached
sq ft
Council Tax Band F
EPC Rating

£530,000



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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