



GUILDCREST ESTATES



38 Kingsbury Avenue, Manston, Ramsgate CT12 5NG



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Kingsbury Avenue, Manston,  
Ramsgate CT12 5NG

**Asking price £320,000**

The Sherwood

This stunning 3 bedroom semi-detached property invites you to experience the perfect blend of comfort, style and modern living. The light and spacious entrance hall with Moduleo LVT, provides access to the kitchen/diner, large downstairs cupboard, downstairs cloakroom and lounge.

In the kitchen you will find an exclusively designed kitchen, consisting of integrated appliances, a washer/drier, dishwasher and fridge/freezer, creating a simple yet elegant feel to the heart of the home. The kitchen/diner provides a light and airy environment, perfect for family mealtimes or entertaining guests.

Double doors open from the kitchen/diner to the lounge with luxurious carpets and patio doors leading out to the garden.

Upstairs, you will find three good-sized, light bedrooms and a family bathroom. The bathroom is fully tiled with modern sanitaryware in white and a heated towel rail for a warm and cozy feel.

The rear garden is laid to turf and patio. The secure back garden space is perfect for summer days, soaking up the sun and relaxing. There is also driveway with parking for 2



SPRING OFFER

DISCOUNTED PRICE  
FOR A LIMITED TIME ONLY\*







vehicles.

With everything taken care of for you, this new, energy-efficient house gives you the perfect home to start creating new memories. We look forward to welcoming you to St Stephens Park.

Council Tax Band - TBA

Freehold

Mains Water, sewer, electricity, gas with gas central heating

Fixed wireless broadband





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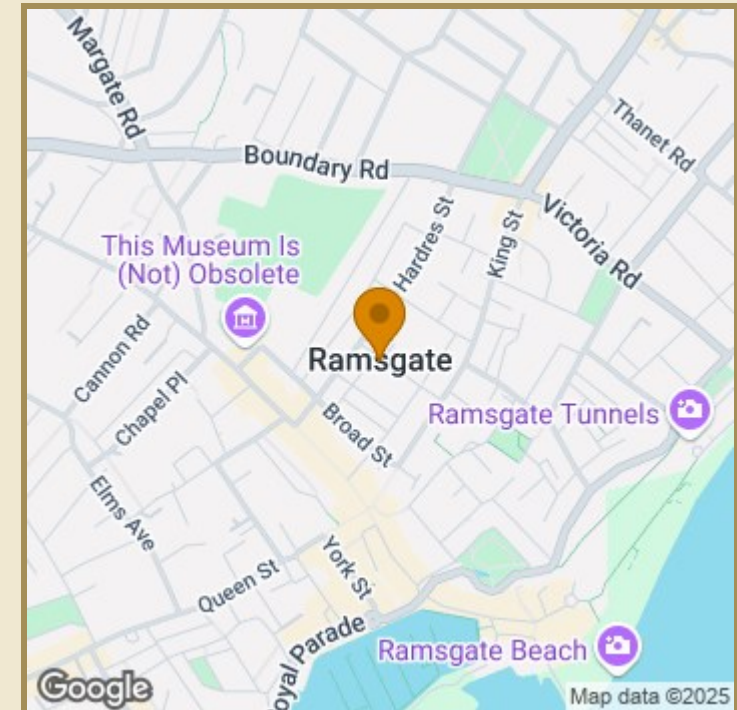
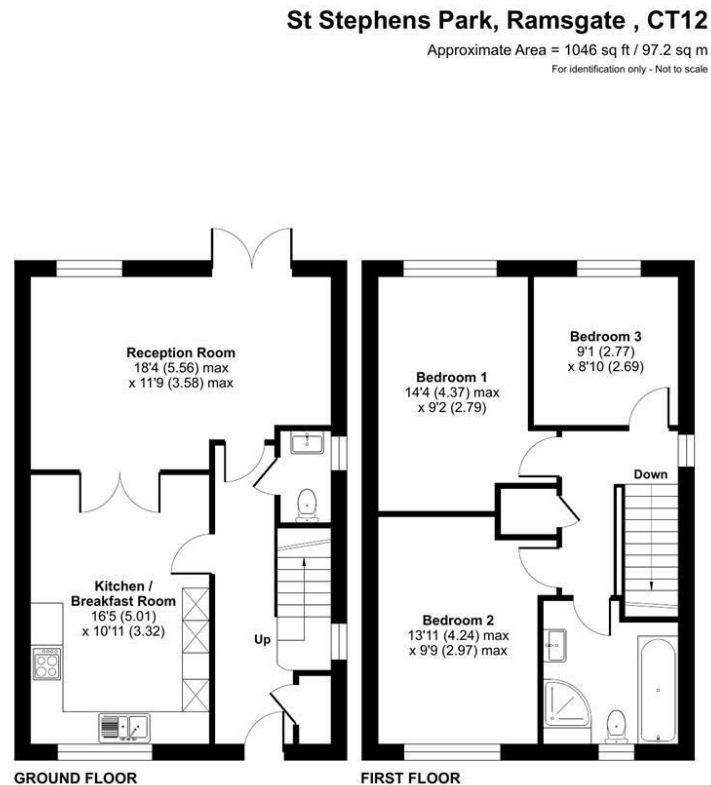
## Key Features

- SEMI-DETACHED THREE BEDROOM NEW BUILD
- BRIGHT MODERN INTERIOR
- FLOORING INCLUDED
- FULLY TILED BATHROOMS
- INTERGRATED APPLIANCES
- TURF REAR GARDEN

## Important Information

Freehold  
House - Semi-Detached  
0.00 sq ft  
Council Tax Band New Build  
EPC Rating

£320,000



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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