



GUILDCREST ESTATES



5 Ellington Mews, Ramsgate CT12 5NF



3



2



2

Ellington Mews, Ramsgate CT12
5NF

Prices from £380,000

****Reserve Now****

Last few remaining

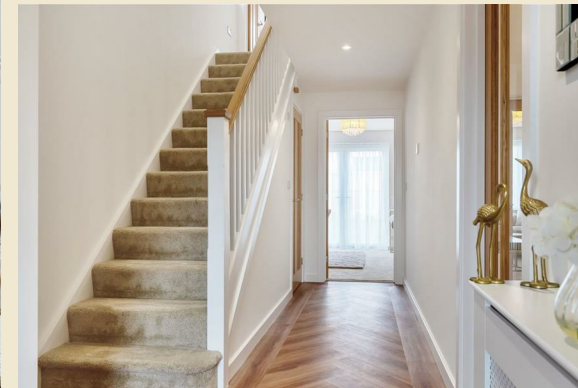
THE KNOLE

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. The primary bedroom has an en suite and there is a family bathroom. The bathrooms are fully tiled with modern sanitaryware in white, a vanity unit and a





heated towel rail for a warm and cozy feel.

The front garden is fully landscaped and 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 a driveway with parking for 2 vehicles.

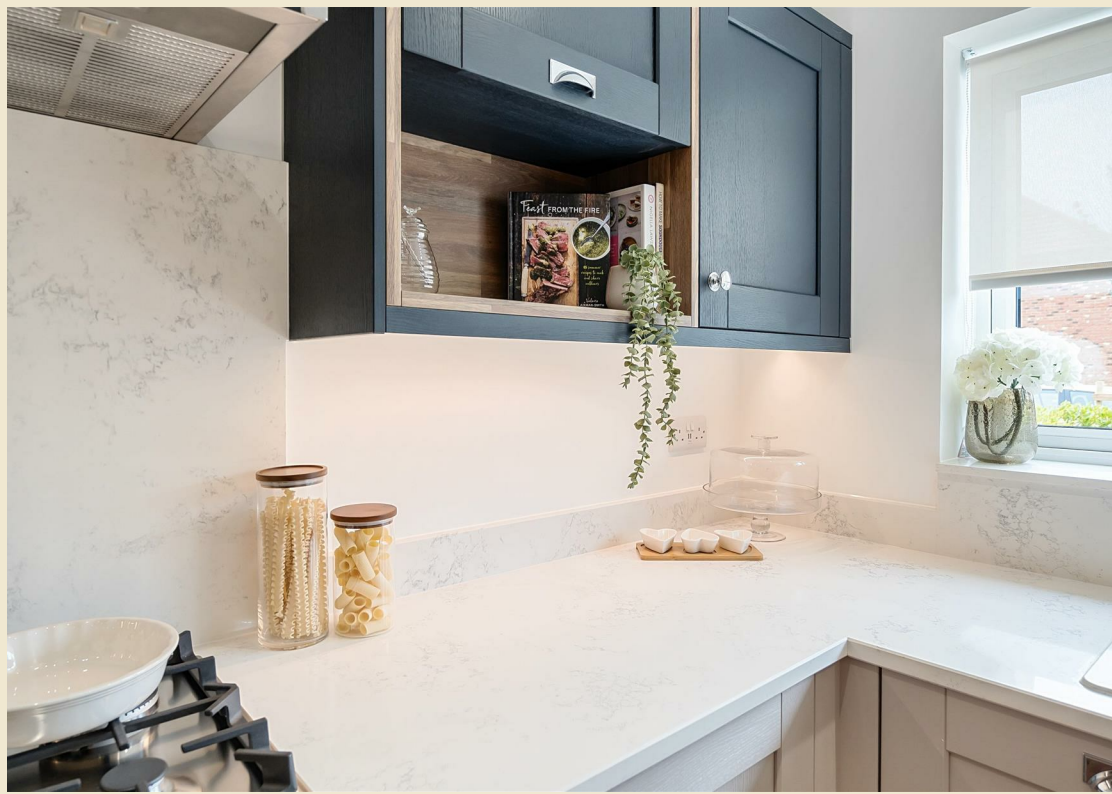
With everything taken care of for you, this new, energy-efficient house gives you the perfect home to start creating new memories. We look forward to welcoming you to St Stephens Park.

Council Tax Band - TBA

Freehold

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

Fixed wireless broadband





GUILDCREST ESTATES

Key Features

- OPEN PLAN KITCHEN/DINER
- 3 BEDROOM SEMI-DETACHED
- FULLY TILED BATHROOM & ENSUITE
- INTEGRATED KITCHEN APPLIANCES
- LUXURY CARPET AND MODULEO FLOORING
- ROMA FITTED KITCHEN
- GARDEN WITH PATIO AND TURF LAWN
- EXCELLENT LOCATION
- NO ADDITIONAL COSTS

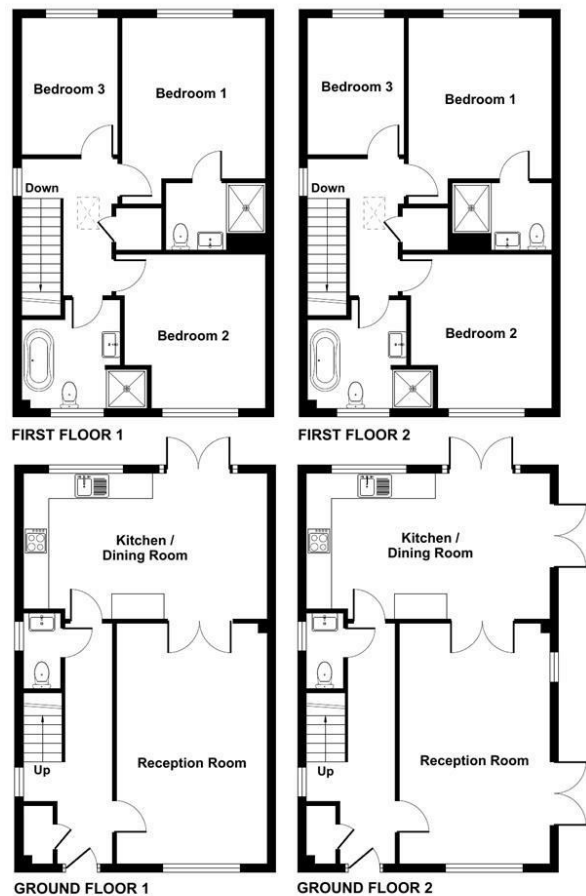
Important Information

Freehold
House - Semi-Detached
1118.00 sq ft
Council Tax Band New Build
EPC Rating

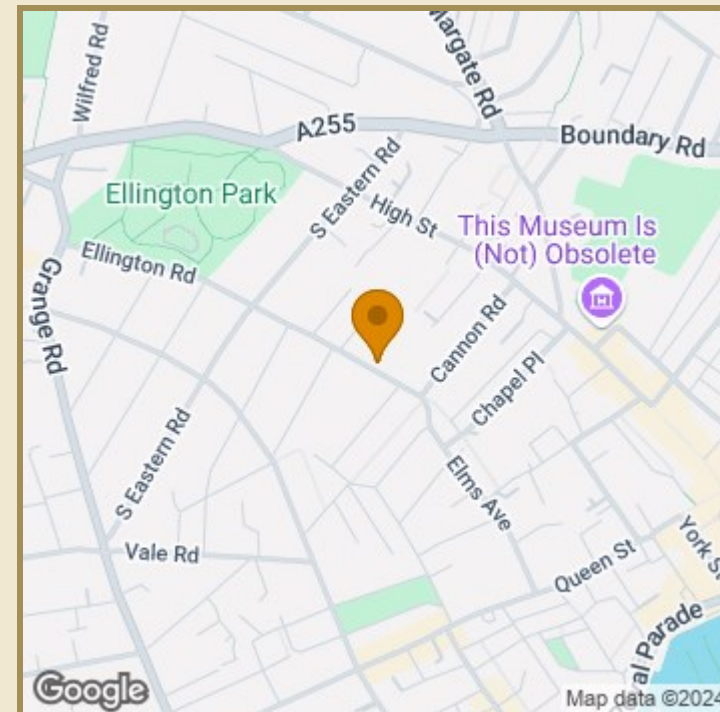
£380,000

Ellington Mews, Ramsgate, CT12

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Guildcrest Estates Ltd. REF: 962967



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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