



GUILDCREST ESTATES



26 Richborough Close, Margate CT9 4FA





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CT9 4FA

Offers over £400,000

This is a beautiful, detached house and in a prime location. Built in 2017, this property boasts a modern design, offering contemporary living.

Entering this property the entrance hall leads you into the large family lounge, perfect for entertaining guests or simply relaxing with your family.

Through the double doors of the lounge, you will find the stunning, kitchen/diner. With sleek modern wall and base units, integrated appliances and breakfast bar, this kitchen/diner allows for open plan living, perfect for busy family life and entertaining. The property also features a utility room and downstairs cloakroom.

The part conversion of the garage has created a study or home office which is perfect for those working from home or could be used as a 5th bedroom, play room, craft room or a quiet space for reading and studying.

On the first floor you will find the family bathroom four good-sized bedrooms. The primary bedroom with en-suite, adds a touch of luxury.

The garage offers plenty of storage space, there is a driveway and to the rear, a beautiful,





secluded garden with a summerhouse.

Conveniently located near the Westwood shopping centre, you'll have easy access to a variety of shops, restaurants, and amenities, all within walking distance. Nestled between the coastal towns, you are close to the sandy beaches of and Margate, Broadstairs and Ramsgate with blue flag status.

Public transport in the area is fantastic. There are regular, local bus services, covering the whole of Thanet and Canterbury. There are several railway stations is close by, including the High Speed Link to London, making commuting easy.

To make this beautiful house your home, book your viewing today.

Under section 21 of Estate Agents Act the seller is a staff member at Guildcrest

Council Tax Band D

Service Charge is £240 PA

Freehold

Mains water, sewer, electricity and gas with gas central heating

Fixed wireless broadband



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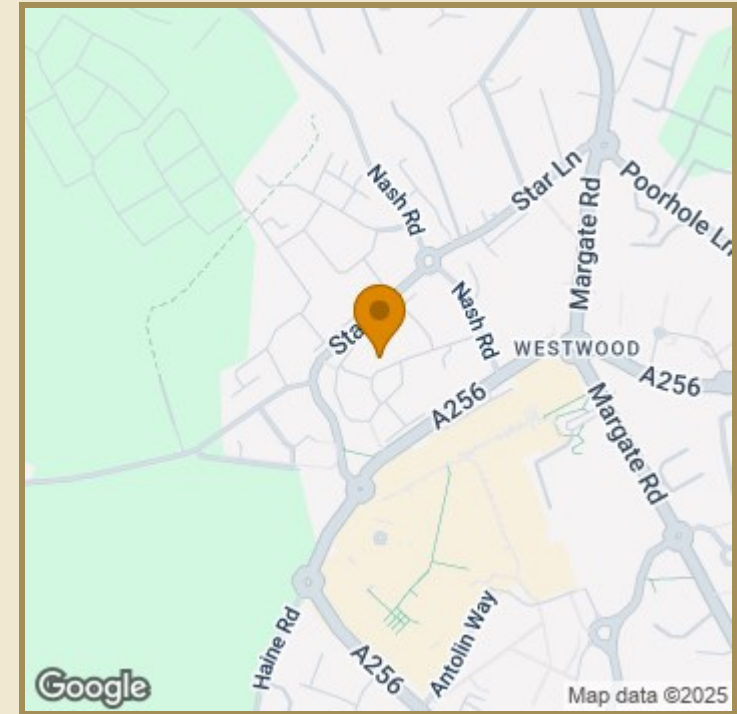
Key Features

- 4 Bedroom Detached Family Home
- New Build
- Integrated Appliances
- 2 Reception Rooms
- Utility
- Converted Garage/ Study/ 5th Bedroom
- Secluded Garden & Summerhouse
- Driveway Parking for 2 Cars
- Walking distance to Westwood Shopping Center
- Easy Access all Local Towns

Important Information

Freehold
House - Detached
1076.00 sq ft
Council Tax Band D
EPC Rating B

£400,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			94
(81-91) B		83	
(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			
(82 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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