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GUILDCREST ESTATES

Chapman Fields, Cliffsend,  
Ramsgate CT12 5LB

**Guide price £600,000**

Tucked away in the desirable area of Chapman Fields, Cliffsend, Ramsgate, this modern detached house presents an exceptional opportunity for families seeking both space and comfort. With a generous layout, the property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen, complemented by a utility room, ensures that daily tasks are both efficient and enjoyable.

This home features four spacious double bedrooms, providing ample accommodation for family members or guests. Additionally, a convenient study on the ground floor offers a perfect space for remote work or study, catering to the needs of modern living. The two bathrooms are thoughtfully designed, ensuring convenience for all.

Parking is a breeze with space for up to seven vehicles, including a double garage, making it ideal for larger families or those with multiple cars. The large and sunny garden is a delightful outdoor space, perfect for children to play, hosting summer barbecues, or simply enjoying the tranquillity of nature.

Situated in a sought-after development, this property is conveniently located near Thanet Parkway Train Station, providing excellent





transport links for commuters. This home is not just a property; it is a lifestyle choice, offering a blend of modern living in a peaceful setting. Do not miss the chance to make this splendid house your new home.





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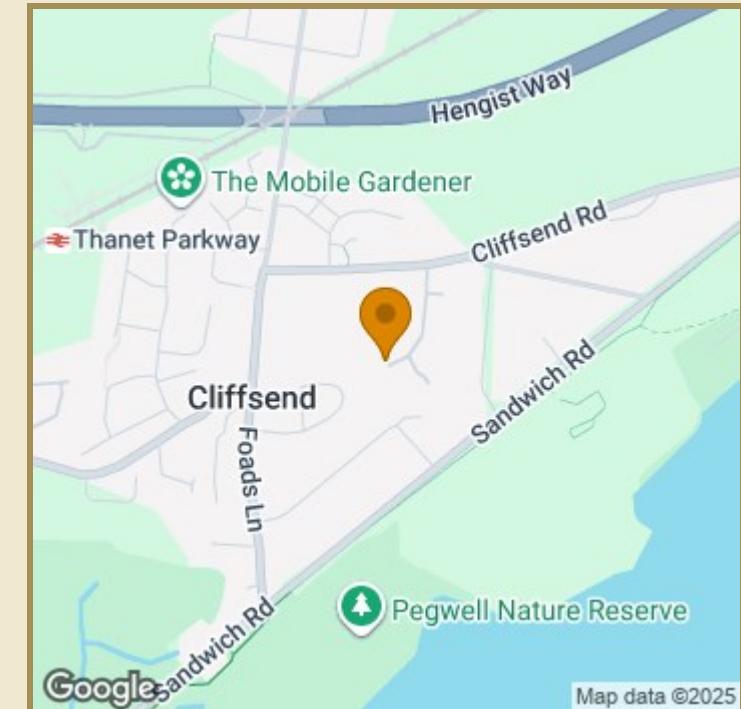
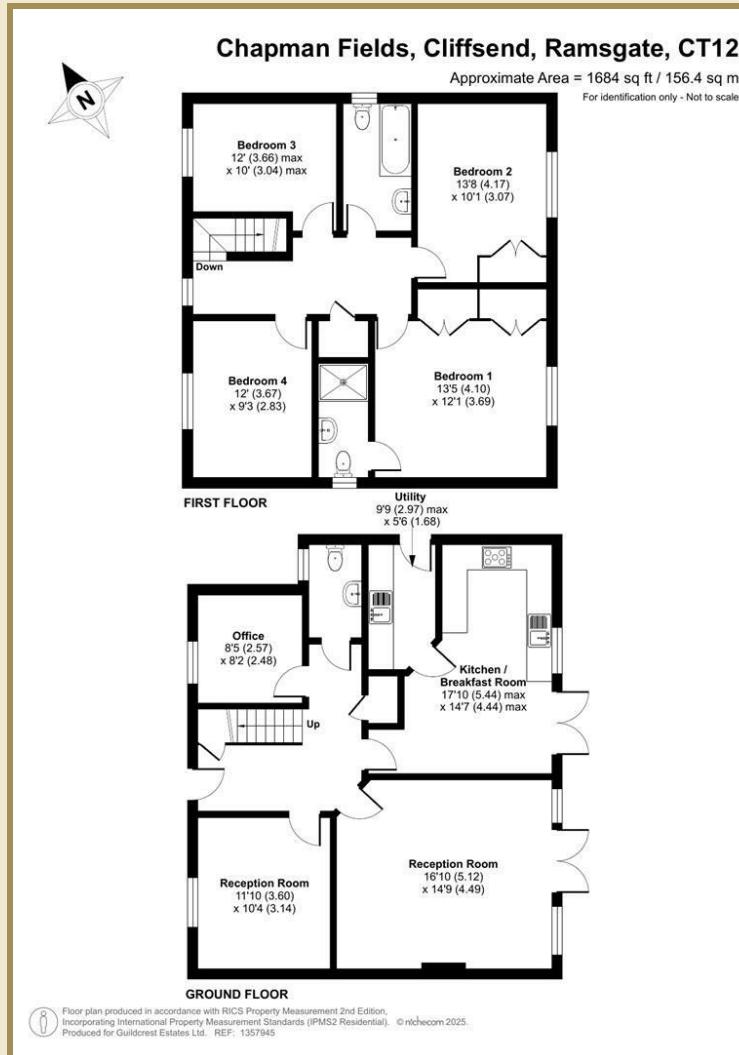
## Key Features

- Modern detached house in the sought after Chapman Fields development
- Two spacious reception rooms and study
- Well-appointed kitchen, complemented by a utility room
- Four spacious double bedrooms
- Bathroom, en-suite shower room and downstairs cloakroom
- Double garage and driveway with space for multiple cars
- Large and rear sunny garden
- Conveniently located near Thanet Parkway Train Station

## Important Information

Freehold  
House - Detached  
1684.00 sq ft  
Council Tax Band F  
EPC Rating C

£600,000



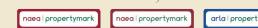
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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Let Alliance

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