



A charming residence nestled within the serene setting of Homestead Village, Ramsgate. This delightful property offers a seamless blend of comfort and convenience, featuring a range of desirable amenities to suit modern living.

Step into this inviting home through the welcoming porch entrance, leading seamlessly into the spacious open plan kitchen/dining room where culinary delights are prepared and shared. The inviting lounge area beckons for moments of relaxation and connection, while the light-filled conservatory offers the perfect setting for both tranquil retreats and lively entertaining, bathed in natural sunlight throughout the day.

Discover tranquility and comfort in this home's two generously sized bedrooms, offering ample space for rest and relaxation. The contemporary shower room provides modern convenience and style, ensuring a refreshing start to each day. Outside, the secluded south-facing garden beckons for outdoor enjoyment and al fresco dining, providing a private oasis to unwind and entertain. With off-street parking for two cars, convenience meets practicality, while the property is sold with no onward chain, offering a hassle-free purchase experience for its new owners.

This property presents an ideal opportunity for first-time buyers, or those seeking a peaceful retreat without compromising on accessibility. With its spacious interiors, desirable features, and convenient location, this home is ready to welcome its new owners.

Situated in the sought-after Homestead Village, this home enjoys easy access to a host of local amenities, including shops, schools, and Ramsgate sea front. Ramsgate town center is just a short walk away, offering a vibrant array of dining, shopping, and leisure options. Excellent transport links provide convenient connections to surrounding areas and beyond

Council Tax Band: C (Thanet District Council)
Tenure: Freehold

Porch

Kitchen/diner

w: 2.9m x l: 5.6m (w: 9' 6" x l: 18' 4")

Lounge

w: 2.8m x l: 4.6m (w: 9' 2" x l: 15' 1")

Conservatory

w: 2.9m x l: 2.6m (w: 9' 6" x l: 8' 6")

FIRST FLOOR:**Landing****Bedroom**

w: 2.8m x l: 4.6m (w: 9' 2" x l: 15' 1")

Shower Room

w: 2.3m x l: 1.2m (w: 7' 7" x l: 3' 11")

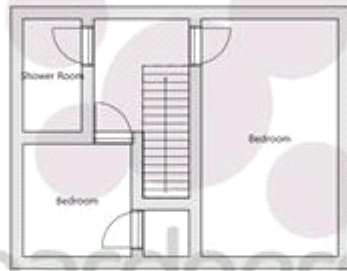
Bedroom

w: 2.2m x l: 2.3m (w: 7' 3" x l: 7' 7")

Rear Garden

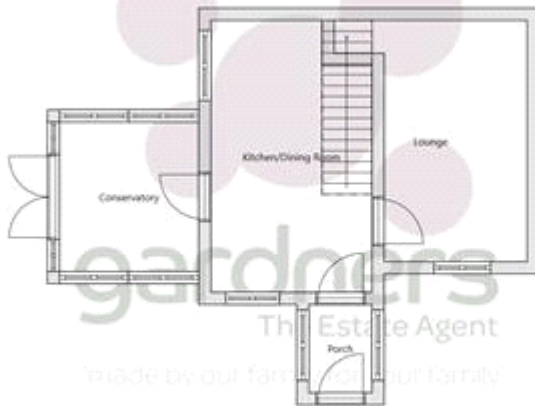


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



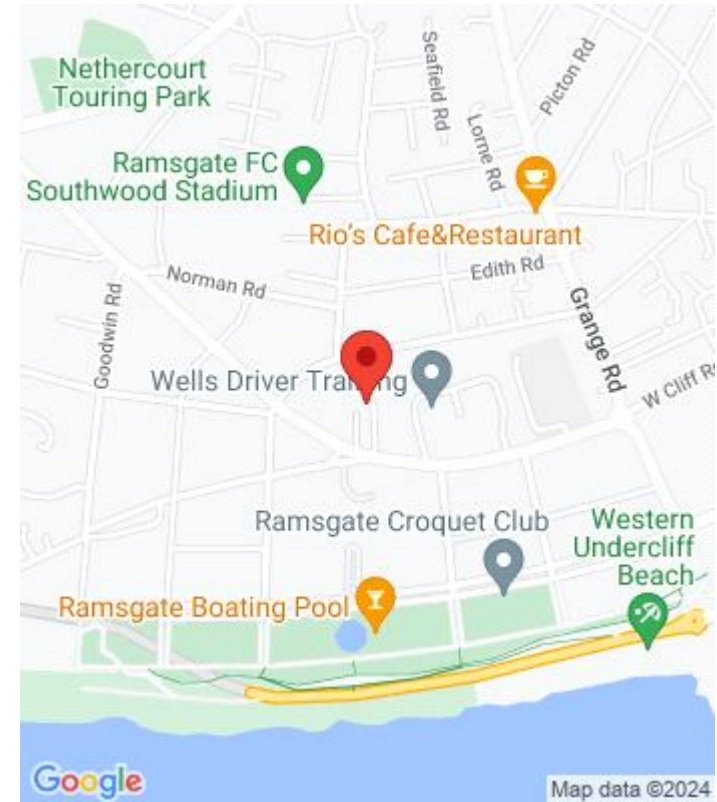
FIRST FLOOR

****These floorplans are for illustration purposes only and are not to scale**



GROUND FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.