



**The Paddocks
Broadstairs
Kent
CT10**

Offers In Excess Of £860,000

bettermove

The Paddocks

Broadstairs

Bettermove are proud to present this 4 bedroom detached house in Broadstairs.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

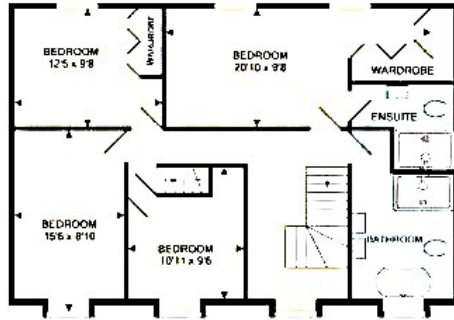
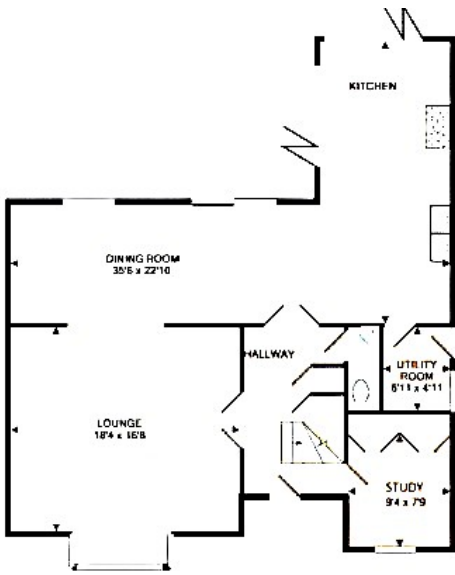
The council tax band is E.

The interior of this beautifully presented property comprises a spacious bay-fronted living room, dining area, a high-specification kitchen and breakfast room with bi-folding doors, alongside a study and W/C on the ground floor. The first floor consists of four well-proportioned double bedrooms, including a principal suite with en-suite and dressing area, complemented by a family bathroom with underfloor heating. The upper floor provides a versatile loft room ideal for a gym, home office or additional living space. Externally, the property boasts a private rear garden, perfect for enjoying the summer months, featuring a generous patio area and built-in seating

Located in the popular coastal town of Broadstairs, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Broadstairs Train Station, a variety of local bus routes, and quick access to the A28.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	76	81
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	71	76
England, Scotland & Wales EU Directive 2002/91/EC 		



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