GUILDCREST ESTATES



# Norwood Valley Road, Margate CT9 4LF

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Valley Road, Margate CT9 4LF

## Offers in excess of £700,000

Occupying a delightful semi-rural position on Valley Road, Margate, “Norwood” is an impressive four-bedroom detached family residence offering exceptional space, privacy and versatility. Enjoyed by the same owner since new, this substantial home extends to approximately 3,097 sq ft and is offered with no onward chain.

Combining countryside tranquillity with everyday convenience, the property is ideally positioned within easy reach of Westwood Cross, Thanet’s beautiful coastline and local amenities.

The generous ground-floor accommodation features three spacious reception rooms, offering excellent flexibility for family living and entertaining. A stylish fitted kitchen/breakfast room boasts a central island and breakfast bar, while a cloakroom/WC completes the ground floor.

Upstairs, a spacious landing leads to four well-proportioned double bedrooms, two benefiting from en-suite bathrooms, with one also featuring a dedicated dressing room. A separate family bathroom serves the remaining bedrooms.

Externally, attractive wraparound gardens provide a wonderful sense of space and

























seclusion. The generous rear garden features a natural stone terrace, ideal for alfresco dining and entertaining while enjoying delightful views across adjoining open farmland. To the front, a substantial driveway provides ample off-road parking and leads to an integral double garage.

Further enhancing the property's appeal is planning permission for a separate two-storey, three-bedroom detached dwelling within the grounds, presenting an exciting opportunity for future development.

Offering substantial accommodation, an enviable setting and development potential, this exceptional home must be viewed to be fully appreciated.

Council Tax Band G
Freehold
Mains water, sewerage, electricity and gas
Gas central heating
Fixed wireless broadband

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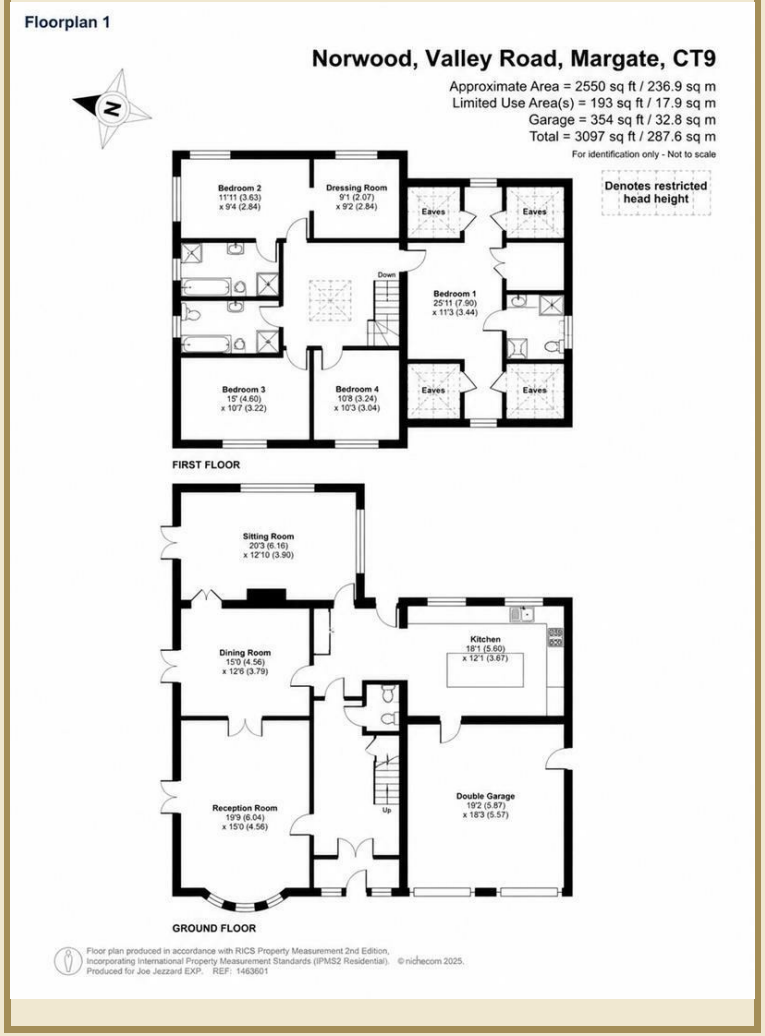
## *Key Features*

- 1 owner since new!!!!
- Set in beautiful semi rural location
- 4 bedrooms, 3 reception rooms, 3 bathrooms
- Double garage and driveway with ample parking
- Lovely gardens that wrap around the house
- Located close to westwood cross shopping center
- Views over farmland
- EPC rating D

## *Important Information*

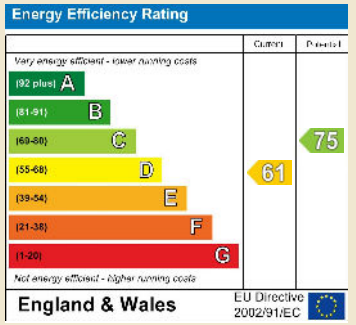
Freehold
House - Detached
2550.00 sq ft
Council Tax Band G
EPC Rating D

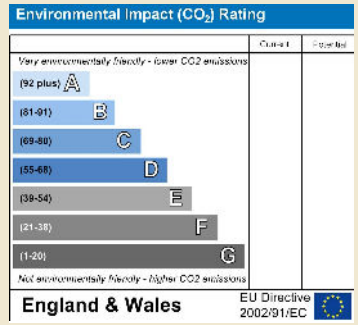
£700,000











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