



GUILDCREST ESTATES



12 Ripple Way, Deal CT14 7FQ



4



2



1



GUILDCREST ESTATES

Ripple Way, Deal CT14 7FQ

£465,000

This impressive four-bedroom detached home offers spacious, beautifully presented accommodation arranged over two floors, with a contemporary finish throughout and a layout ideally suited to modern family living.

The heart of the home is the superb open-plan kitchen/dining room, extending to over 27ft in length. The stylish kitchen features a comprehensive range of sleek units, generous work surfaces and a central island, while the spacious dining and family area enjoys plenty of natural light and doors opening directly onto the rear garden – creating a wonderful space for everyday living and entertaining.

A separate living room provides a comfortable retreat, while a dedicated home office is ideal for those working remotely. The ground floor is further complemented by a useful utility room and cloakroom/WC.

Upstairs, the generous principal bedroom benefits from its own contemporary en-suite shower room. Bedroom two is also particularly well proportioned and enjoys the convenience of a second en-suite, making it ideal for guests, older children or multi-generational living. Two further bedrooms provide excellent flexibility, while the stylish family bathroom features both a bath and separate shower enclosure.





Outside, the property benefits from a private rear garden predominantly laid to lawn, providing an excellent space for children, entertaining or relaxing outdoors. A detached garage offers useful parking or storage.

With approximately 1,584 sq ft of internal accommodation, plus the garage, this is a substantial and versatile family home combining generous living space, two en-suites, a home office and an impressive open-plan kitchen/dining room.

Council Tax Band TBC

Service Charge is TBC

Freehold

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

Fixed wireless broadband

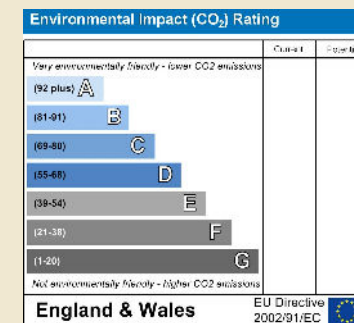
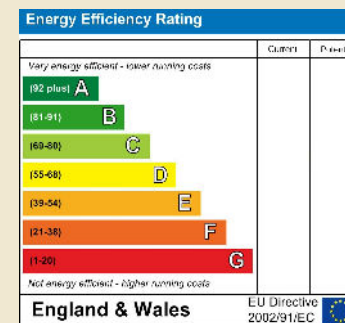
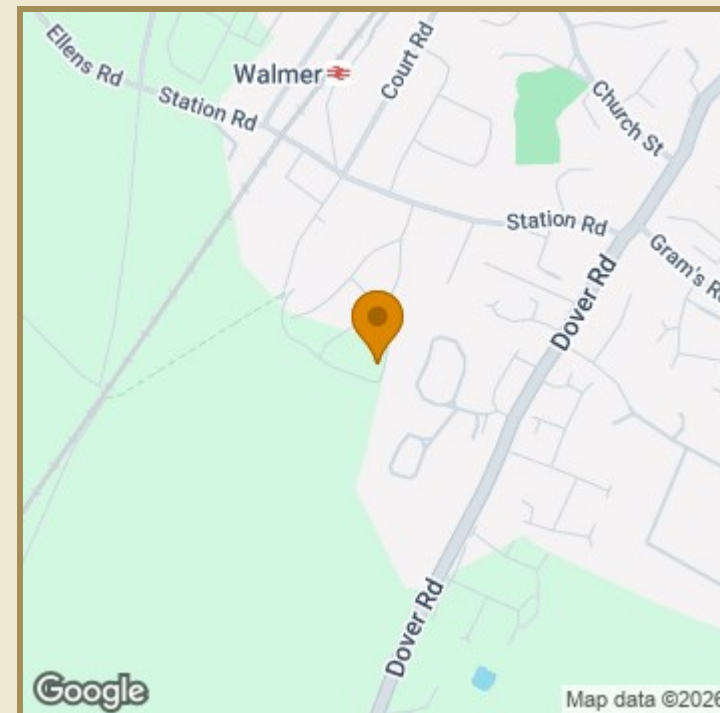
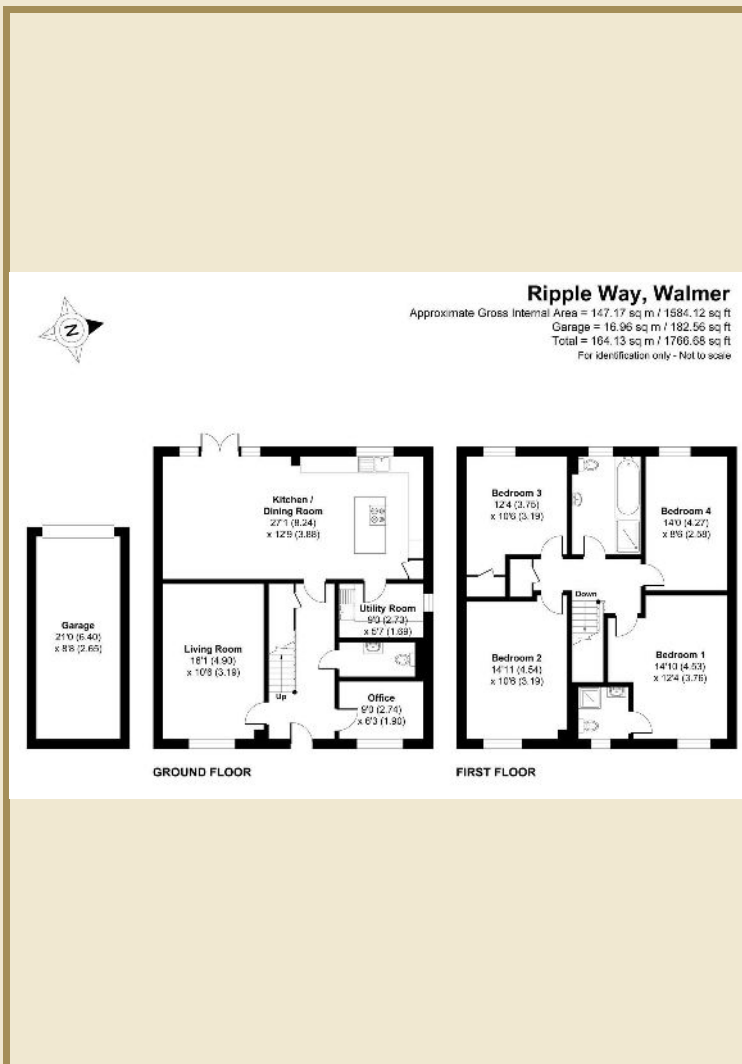


Key Features

- Four well-proportioned bedrooms
- Principal bedroom with en-suite shower room
- Impressive 27'1" open-plan kitchen/dining room
- Contemporary fitted kitchen with central island
- Separate 16'1" living room
- Dedicated ground-floor office
- Separate utility room
- Modern family bathroom with bath and separate shower
- Ground-floor WC
- Detached garage and private rear garden

Important Information

Freehold
 House - Detached
 1766.00 sq ft
 Council Tax Band New Build
 Service Charge - TBC
 EPC Rating



01843 272200 www.guildcrestestates.co.uk

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered in England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.