



1 Bedford Way, St. Nicholas At Wade, CT7 0PL

Guide Price £450,000

# 1 Bedford Way, St. Nicholas At Wade, CT7 0PL

Situated on Bedford Way in the ever-popular village of St Nicholas at Wade, this spacious and extended five-bedroom semi-detached chalet bungalow offers a fantastic amount of versatile accommodation, ideal for larger families or those looking for multi-generational living. The property has been well maintained and is presented to a really good standard throughout, ready for new owners to move straight in.

To the front, there's a gravel driveway providing off-road parking for up to three vehicles. Inside, the ground floor offers generous and flexible living space, including a stylish modern kitchen, a welcoming living room that opens through to a bright and airy dining area with garden access, three good-sized bedrooms, and a contemporary bathroom.

One of the standout features is the self-contained annexe - perfect for guests, older relatives, or even as a possible rental opportunity. This includes a living room with kitchen area, a bedroom space, and a separate shower room, all with its own entrance offering privacy from the main home.

Upstairs, there are two further double bedrooms, including the main bedroom which benefits from an en-suite shower room, walk-in wardrobe and plenty of natural light through multiple Velux-style windows.

Outside to the rear is a lovely, enclosed garden with a generous lawn, decked entertaining space, and a timber shed - ideal for enjoying the warmer months or for kids and pets to play. Whether you're looking for space to grow, to work from home, or to accommodate family in their own space, this property really does tick a lot of boxes.

St Nicholas at Wade is a charming and picturesque village in Thanet, offering the perfect blend of rural tranquillity and convenient access to amenities. With its strong sense of community, two welcoming pubs, a well-regarded primary school, and a historic church, it's an ideal place for families, retirees, and anyone seeking a peaceful countryside setting.





## GROUND FLOOR -

Entrance Hall

Living Room - 4.85m x 3.63m (15'11" x 11'11")

Dining Room - 7.8m x 2.97m (25'7" x 9'9")

Kitchen - 4.04m x 3.3m (13'3" x 10'10")

Bathroom - 2.67m x 2.39m (8'9" x 7'10")

Bedroom Three - 3.63m x 3.02m (11'11" x 9'11")

Study/ Bedroom Five - 2.69m x 2.03m (8'10" x 6'8")

Bedroom Four - 6.27m x 2.77m (20'7" x 9'1")

Annexe -

- Living/ Bedroom Space - 7.77m x 2.72m (25'6" x 8'11")

- Shower Room - 2.01m x 1.73m (6'7" x 5'8")

## FIRST FLOOR -

Landing

Bedroom One - 5.13m x 4.42m (16'10" x 14'6")

Ensuite - 2.51m x 2.21m (8'3" x 7'3")

Bedroom Two - 5.26m x 2.72m (17'3" x 8'11")

**EXTERNAL** - Front Garden, Driveway, Rear Garden

**TENURE** - Freehold

**COUNCIL TAX** - Thanet District Council | Band C (£2,117.78 PA)

**EPC RATING** - 77 | C

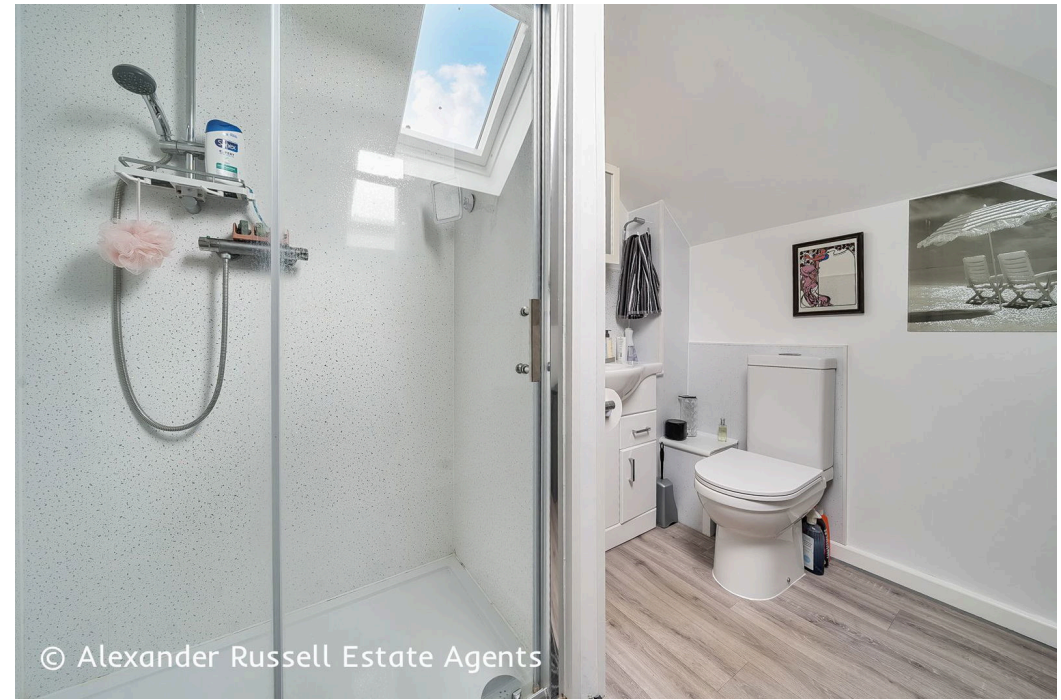
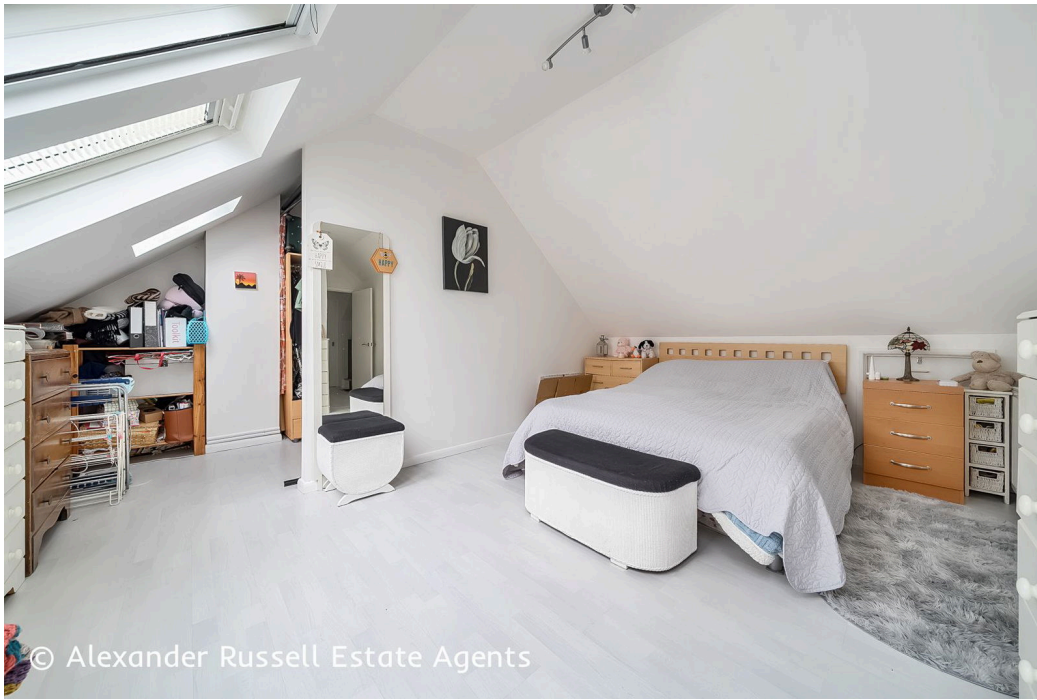
**SERVICES** - All mains services are connected to the property

**HEATING** - Gas Central Heating

**BROADBAND** - Full fibre broadband is available

**PARKING** - Driveway to the front/ side





**RESTRICTIONS, RIGHTS AND EASEMENTS -**

The title register does mention restrictive covenants - however these appear to be historic. Also, a benefit of rights granted by the 1961 Transfer and includes a provision as to light or air. To the best of our knowledge, there are no unusual rights or easements that would affect the enjoyment of the property. However, as with all property purchases, we advise confirming this information with your legal representative.

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*AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Room measurements are maximum unless otherwise stated. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.*

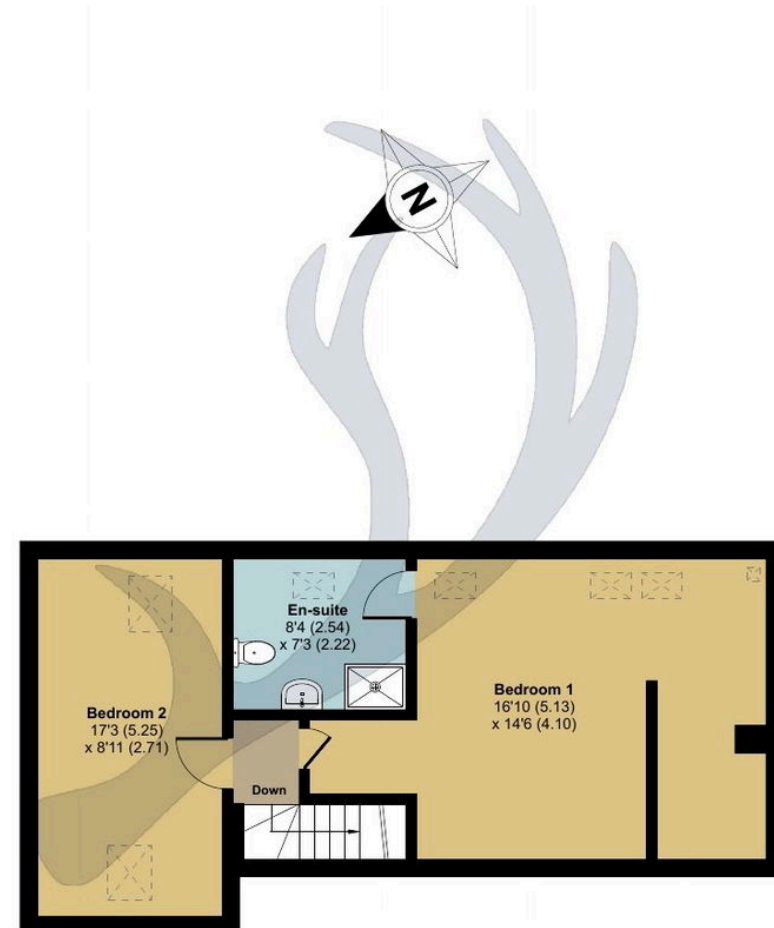
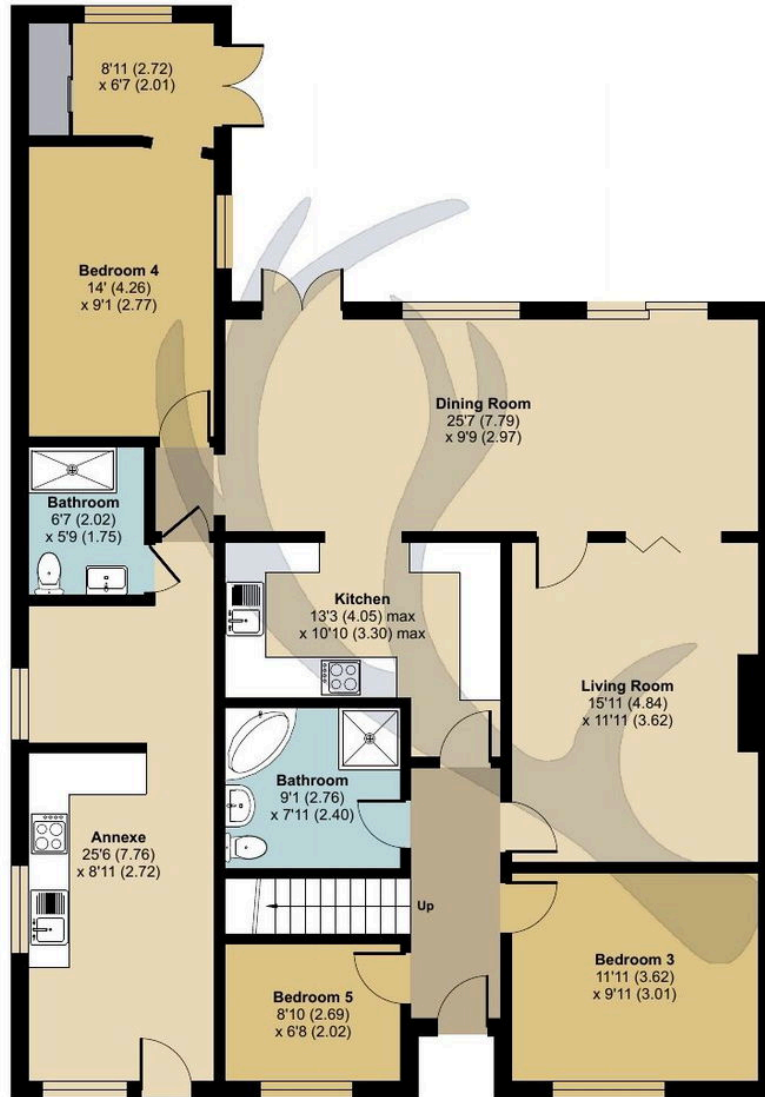


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		

# Bedford Way, St. Nicholas At Wade, Birchington, CT7

Approximate Area = 1943 sq ft / 180.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alexander Russell Estate Agents Limited. REF: 1264962