



- Extended Detached Bungalow
- Three Bedrooms
- Off Road Parking
- Potential For An Annex

Fairacres Close, Beltinge, Herne Bay CT6 6LL

£450,000 Freehold

A great opportunity to purchase this extensively extended detached bungalow situated in the desirable village location of Beltinge close to local shops, cliff top walks and primary school. The property has a versatile layout giving many options including having a self contained annex. Once inside there are two good size lounges, a separate dining room, three good size bedrooms with an ensuite to the master, two kitchens one with a utility room, and the family bathroom. Each side of the property has its own boiler for the central heating. Outside there is off road parking leading to the garage and a large garden (approx. 100ft deep) to the rear. Ideal for a growing family or someone requiring an annex. An early viewing is advised to appreciate the accommodation and location of this bungalow.



Property Description

LOCATION

Beltinge is a very popular village situated on the eastern outskirts of Herne Bay town. Various shops, eateries and other amenities are centrally located in the village and buses are available serving the Canterbury Triangle route. Enjoy cliff top walks along the Saxon Shore Way which forms part of the round Kent coastal trail. Herne Bay train station is situated about 1.4 miles away where regular services run to the coast or London bound.

PORCH

With double glazed front door, glazed door leading to:-

DINING HALL

22' 1" x 9' 3" (6.75m x 2.82m) With two built in storage cupboards, two radiators, double glazed window to side.

LOUNGE

17' 1" x 15' 7" (5.22m x 4.77m) With television point, feature fireplace, electric fire, radiator, double glazed patio door leading to garden.

SECOND RECEPTION

17' 4" x 12' 11" (5.30m x 3.95m) With television point, radiator, double glazed window to front, double glazed patio door leading to garden.

KITCHEN ONE

13' 3" x 9' 0" (4.05m x 2.76m) With single drainer one and a half bowl sink unit, mixer tap, four ring electric hob, extractor hood, eye level electric oven, space for washing machine, space for dish washer, space for fridge/freezer, work surface with drawers and base cupboards under, wall mounted cupboards, tiled splash back, radiator, double glazed window to rear, door leading to second kitchen.





UTILITY ROOM

9' 6" x 6' 5" (2.90m x 1.97m) With built in storage cupboard, space for fridge/freezer, wall mounted gas fired boiler, loft access.

KITCHEN TWO

23' 5" x 7' 0" (7.15m x 2.14m) With stainless steel single drainer one and a half bowl sink unit, mixer tap, work surfaces with drawers and base cupboards under, wall mounted cupboards, tiled floor, radiator, double glazed door leading to garden.

BEDROOM ONE

12' 7" x 12' 6" (3.85m x 3.83m) With a range of built in drawers and wardrobes, television point, radiator, double glazed patio door leading to garden.

ENSUITE

With shower unit, close coupled WC, pedestal wash hand basin, part tiled walls, radiator, double glazed window to side.

BEDROOM TWO

12' 4" x 10' 10" (3.78m x 3.32m) With a range of built in wardrobes and drawers, radiator, double glazed window to front.

BEDROOM THREE

10' 11" x 8' 11" (3.33m x 2.74m) With radiator, double glazed window to front.

BATHROOM

6' 11" x 5' 6" (2.11m x 1.68m) With close coupled WC, wash hand basin with vanity cupboard under, bath with shower over, extractor fan, fully tiled walls, tiled floor, radiator, double glazed "Velux" window.

GARAGE

With up and over door, power and light.





OUTSIDE

Front garden with laid to lawn area, block paved driveway leading to garage providing off road parking for several vehicles. Rear garden approx. (103ft deep - 50ft wide) with laid to lawn area, patio area, greenhouse, shed, outside tap, side access.

FREE VALUATION

Please contact us for a free market appraisal on your own property.

NOTE

All viewings are strictly by appointment. In the event you make an acceptable offer on any of our properties, please be aware we will need a copy of your mortgage agreement in principle, proof of deposit, proof of cash if purchasing without a mortgage, the name of your selling agent if you are funding the purchase with a related sale and the name of the solicitor that will be acting for you on your purchase, before we can remove the property from the market.

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
			69			67	83
							85

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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Sat: 9am - 5pm
Sun: 10am - 3pm

