



48a Canterbury Road, Herne Bay, CT6 5DF



Very spacious modern detached family home offering versatile accommodation, large Lounge , must be viewed to fully appreciated. Conveniently located on the main road just minutes from the town centre and sea front. Local shops ,schools and bus route practically on the door step . Nicely presented throughout with gas central heating and double glazing. Sunny rear garden, well maintained. Driveway for 2/3 cars, plus an integral garage. ... NO ONWARD PURCHASE



Offers In The Region Of £499,995 Freehold



Entrance Porch

Pair of double glazed doors.

Spacious Entrance Hall

24'11" (deep) x 5'0" (at narrowest point) (7.6m (deep) x 1.54m (at narrowest point))

Radiator. Power points.

Cloakroom

Low level WC suite. Hand basin. Radiator. Double glazed window.

Front Reception Room

23'3" x 15'9" (7.09m x 4.81m)

Overlooking front garden. Wall lights. Television point. Power points. Fireplace with wood burner. 2x radiators.

Rear Lounge

14'7" x 14'2" (4.45m x 4.33m)

Pair of double glazed french doors to rear garden. Radiator. Television point. Power points. Serving hatch.

Kitchen/Breakfast Room

14'1" x 14'9" (4.3m x 4.5m)

Modern range of wall and base units. Recess for American fridge freezer. Resin 1 1/2 bowl sink unit. Recess for dishwasher. Recess for washing machine. Range master cooker. Five burner hob with hot plate. Extractor unit over oven. Power points. Double glazed stable door.

Spacious Landing

Power points. Radiator. Access to roof and loft ladder.

Bathroom/WC/Shower Room

14'8" x 6'11" (4.49m x 2.12m)

Panelled bath. Low level WC suite. Bidet. Pedestal wash hand basin. Corner shower unit with 'Aquastream' shower unit. Shaver socket. Radiator. Sensor light.

Back Bedroom

14'1" x 12'9" (4.3m x 3.9m)

Airing cupboard with hot tank. Radiator. Power points.

Back Bedroom

15'1" (into window recess) x 14'1" (4.6m (into window recess) x 4.3m)

Additional rear window. Radiator. Power points. Ceiling fan. Eaves cupboards.

Master Bedroom

21'3" (deep) x 14'2" (wide) (6.48m (deep) x 4.32m (wide))

Fitted wardrobes to 2 walls. 2x radiators. Power points. Side window and front window.

Front Bedroom

13'4" (wide) x 12'2" (max depth including door rec) (4.08m (wide) x 3.71m (max depth including door rec))

Radiator. Power points.

En-suite Shower Room

Vanity wash hand basin. Shower 'Triton' shower unit. Electric panel heater. Heated towel rail.

Integral Garage

17'3" x 10'8" (5.27m x 3.26m)

Up and over door. Power points. Lighting. Shelving. Consumer unit. Gas meter. Gas boiler (2 years old).



OUTSIDE

Wide side entrance and gate.

Rear Garden

36' (deep) (10.97m (deep))

Patio. Pergola with wisteria. Summer house. Greenhouse. Lawned area. South west facing. Flower beds. Hose tap.

Front Garden

Lawned. Established shrubs and flower beds. Driveway for 2/3 cars.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(81 plus) A	77
(61-80) B	
(41-60) C	
(21-40) D	
(1-20) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

Oyster Financial Services is an appointed representative of Openwork Limited, which is authorised and regulated by the Financial Services Authority





