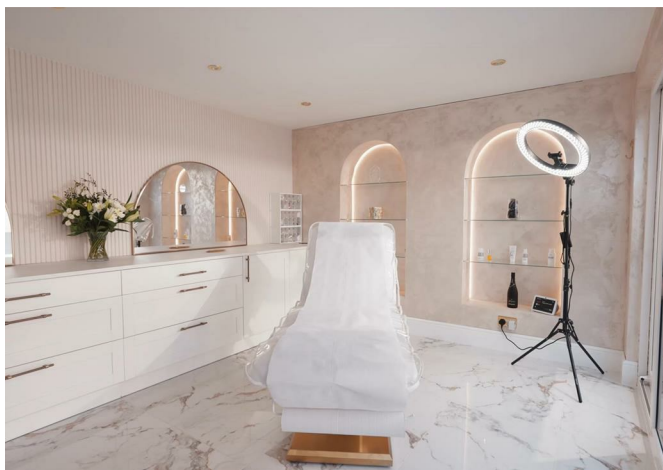




10 Braid Drive, Herne Bay, CT6 5DZ
£390,000



10 Braid Drive, Herne Bay, CT6 5DZ £390,000

Exquisite Four-Bedroom Townhouse with Bespoke Finishes and Luxury Outbuilding

This beautifully presented four-bedroom townhouse offers a perfect blend of modern sophistication and practical living, styled to an exceptional standard throughout. The property has been thoughtfully enhanced with a range of high-quality updates, making it an ideal home for families or professionals seeking refined comfort and versatility.

The entrance opens to a welcoming hallway featuring newly installed Amtico flooring that flows seamlessly throughout the ground floor, setting the tone for the home's contemporary elegance. The spacious lounge boasts a recently created bespoke media wall, providing a stylish focal point and a superb space for relaxation and entertainment.

The high-specification kitchen is finished with premium granite worktops and quality fittings, offering ample space for both everyday dining and social gatherings. A modern WC completes the ground floor accommodation.

The first floor comprises three well-proportioned bedrooms and a family bathroom, all tastefully styled with neutral décor and attention to detail.

The top floor is dedicated to a luxurious master suite, featuring a spacious double bedroom and a private en-suite shower room, creating a tranquil retreat away from the main living areas.

To the front, the property benefits from allocated parking, while the rear garden has been thoughtfully landscaped and fully paved for low maintenance.

A standout feature of this home is the bespoke external outbuilding, designed and constructed at a cost of approximately £30,000. Fully equipped with electricity and water, this impressive addition offers the perfect setting for a home office, beauty studio, or creative workspace—a truly versatile extension of the home.

Description

EPC Rating B

Council Tax Band D

Floorplan Clause

Please Note: Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

Entrance Hall

WC

Kitchen/Breakfast Room

18'9 x 7'09

Lounge

13'9 x 11'08

First Floor Landing

Bedroom 3

10'8 x 8'1

Bathroom

6' x 5'8

Bedroom 4

9'7 x 6'

Bedroom 2

14'9 x 8';

Second Floor Landing

17'9 x 11'1

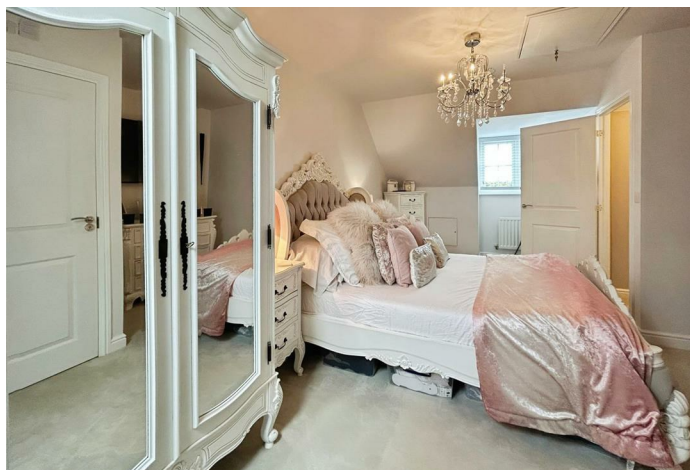
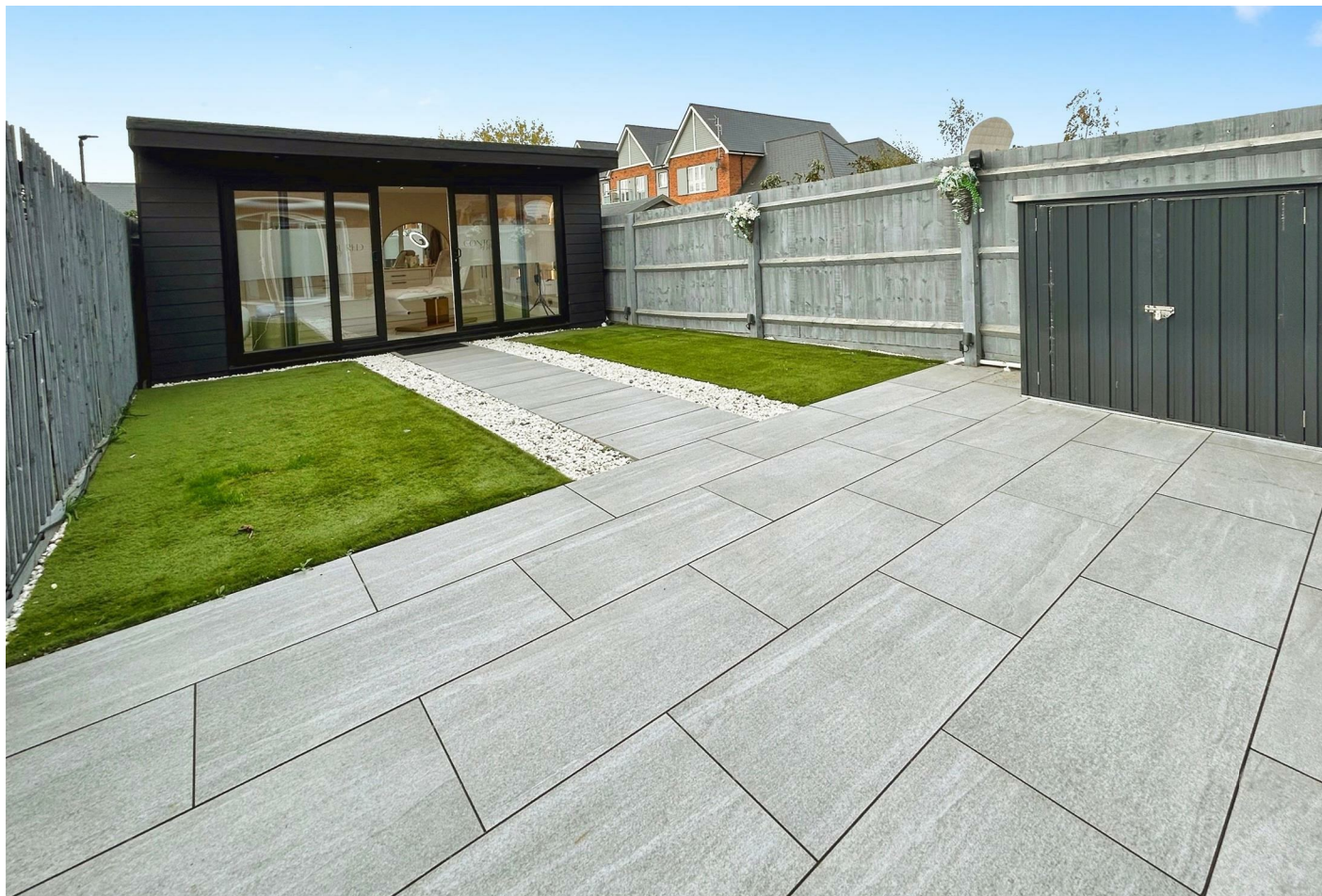
En Suite Shower Room

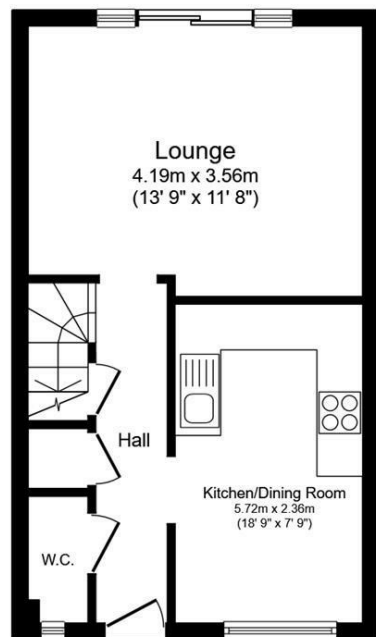
9'7 x 6'

Parking To The Front

Rear Garden Including Garden Outbuilding

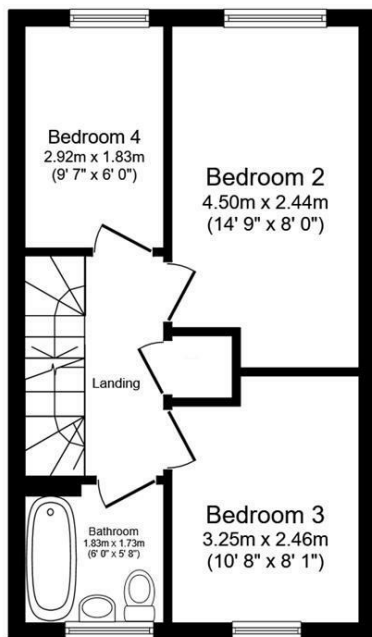
Development Service Charge Applicable





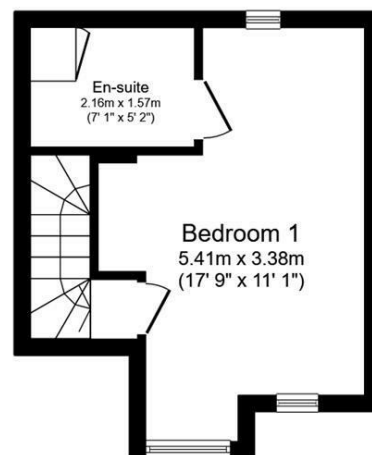
Ground Floor

Floor area 34.5 sq.m. (371 sq.ft.)



First Floor

Floor area 34.5 sq.m. (371 sq.ft.)

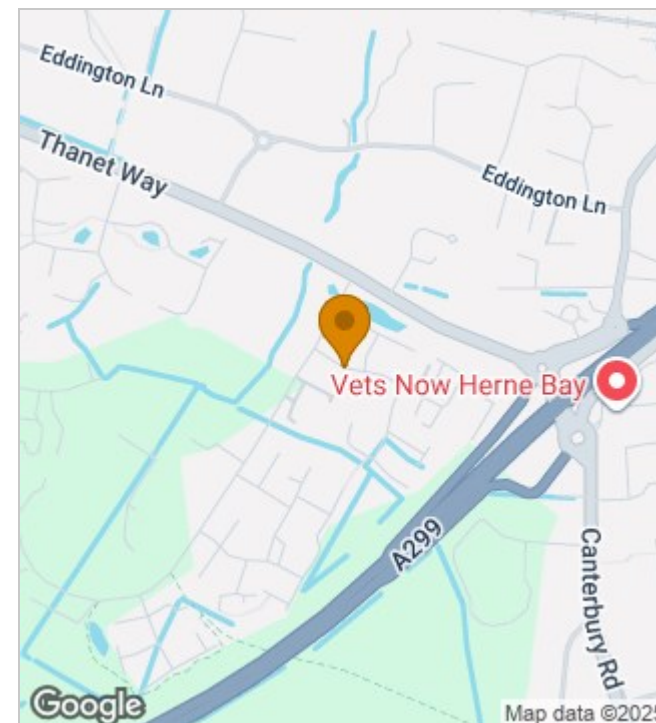


Second Floor

Floor area 20.9 sq.m. (225 sq.ft.)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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	

190 High Street, Herne Bay, Kent, CT6 5AP
Tel: 01227 949291 | Email: sales@zesthomes.uk
www.zesthomes.uk

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment or appliances and it is therefore the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations and lease details.
5. Zest Homes hold the copyright to all advertising material used to market this property.