



6 Bramblefields Close, Herne Bay, CT6 7UA
£575,000



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This beautiful extended detached family residence is now available and ready for its next owners to move in and make it their own. Designed with modern living in mind, it offers both stylish open-plan spaces and private retreats – a home that truly needs to be on your viewing list.

On the ground floor, the heart of the home is the impressive open-plan kitchen, breakfast, and dining area. With a sleek design, pantry cupboard, and bi-fold doors opening directly onto the garden terrace, it's the perfect space for entertaining or family gatherings. A spacious lounge provides a welcoming setting for relaxation, while additional rooms include a WC, playroom, and a dedicated study, catering to the demands of busy family life.

The first floor is cleverly designed to provide both comfort and privacy. One wing features the master bedroom with its own shower room, offering a peaceful sanctuary. The opposite wing boasts three further bedrooms and a beautifully appointed family bathroom with a free-standing bath – ideal for unwinding in style.

Externally, the property continues to impress. To the front, there is ample parking, while the rear garden feels like a private retreat. Landscaped with charm, it offers a variety of seating areas for entertaining, a play frame for children, and a modern shed, thoughtfully added by the current owners.

This home effortlessly combines practical family living with elegant design and generous outdoor space – truly a property that must be seen to be appreciated.

Description

Living Room

21'4" x 11'6"

Living/Dining Area

28'7" x 12'7"

Kitchen

20'2" x 7'6"

Playroom

9'5" x 9'0"

Study/Bedroom Five

15'01" x 7'04"

Bedroom One

15'8" x 9'9"

Shower Room

7'8" x 6'9"

Bedroom Two

12'11" x 10'2"

Bedroom Three

12'6" x 9'9"

Bedroom Four

9'11" x 9'8"

Bathroom

7'4" x 6'9"

Shed

17'11" x 4'08"

Planning Approved

Erection of garden shed to side elevation.

Ref: CA/22/00233

Decision issued date: 14 Mar 2022

Canterbury City Council

Planning Approved

Proposed two-storey side and single-storey rear extensions following demolition of rear conservatory and garage.

Close

Ref: CA//18/01212

Decision issued date: 10 Aug 2018

Canterbury City Council

EPC Ordered

EPC has expired and a new one has been commissioned,

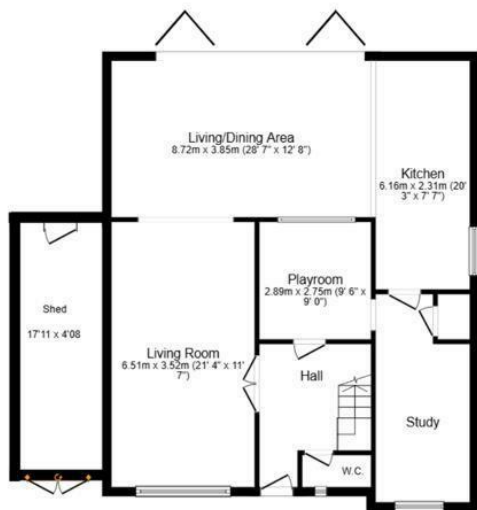
Council Tax Band D

Tenure Freehold

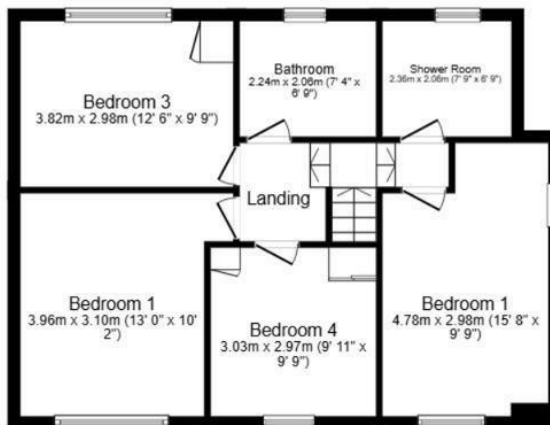
Floorplan Clause

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.

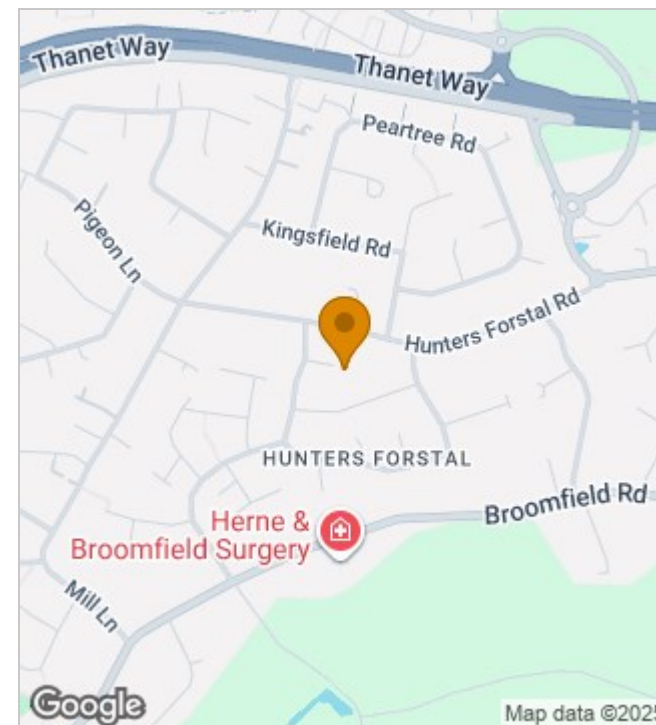




Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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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.