



Shepherdsgate Drive, Herne Bay

In Excess of £525,000



14 Shepherdsgate Drive

Herne Bay, Herne Bay

CHAIN FREE FOUR BEDROOM DETACHED FAMILY HOME WITH DOUBLE GARAGE IN A QUIET TREE LINED CUL-DE-SAC...

Miles and Barr are delighted to present to the market this well presented four-bedroom family home situated in a prominent position on the rarely available cul-de-sac location of Sheperdsgate Drive, in the village of Herne on the outskirts of Herne Bay. Internally you enter the home into entrance hall, with dinning room to the front, cloak room, large light and airy lounge to the rear then front to back kitchen diner with fitted units and patio doors leading out to the rear garden. Upstairs the home has four well-proportioned bedrooms, with the master enjoying en-suite shower room, and family bathroom completing the internal accommodation.

The home benefits from being on a generous plot, giving a front garden and large rear garden that is mostly laid to lawn with mature borders and patio area outside the home, and garden access to the double garage which has been used as storage, with driveway leading up to it. The home is to be offered with NO ONWARD CHAIN, and is situated in an incredibly attractive position, on a highly sought after tree lined cul-de-sac, with great access to the popular Herne Primary school, as well as good transport links nearby.





Entrance

Leading to

Dining Room

13' 1" x 8' 9" (3.99m x 2.67m)

Wc

5' 9" x 4' 5" (1.75m x 1.35m)

Kitchen

25' 2" x 7' 7" (7.66m x 2.32m)

Lounge

18' 1" x 11' 6" (5.50m x 3.51m)

First Floor

Leading to

Bedroom

14' 11" x 11' 7" (4.54m x 3.53m)

En-suite

6' 4" x 5' 10" (1.93m x 1.77m)

Bedroom

11' 10" x 8' 11" (3.60m x 2.73m)

Bedroom

11' 0" x 8' 0" (3.36m x 2.43m)

Bathroom

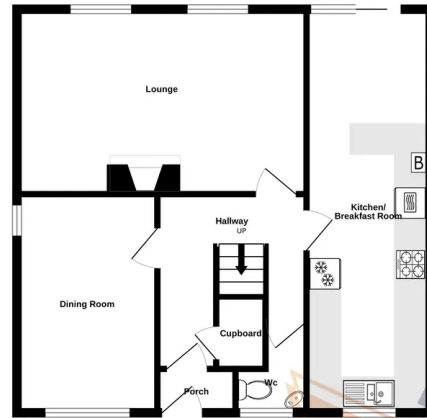
7' 10" x 7' 7" (2.38m x 2.30m)

Bedroom

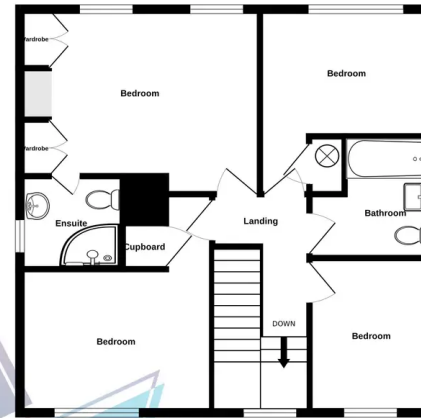
8' 11" x 7' 11" (2.73m x 2.41m)



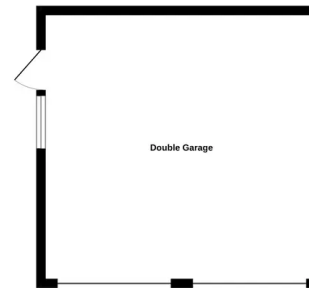
GROUND FLOOR
59.4 sq.m. (639 sq.ft.) approx.



1ST FLOOR
59.7 sq.m. (643 sq.ft.) approx.



DOUBLE GARAGE
27.7 sq.m. (299 sq.ft.) approx.



TOTAL FLOOR AREA : 146.8 sq.m. (1581 sq.ft.) approx.

The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](https://www.milesandbarr.co.uk/referral-fee-disclosure)