

KE



8 Wallis Court, Herne Bay, CT6 6RZ

Offers In Excess Of £395,000

- Three Bedroom Family Home
- Immaculate Condition Throughout
- Modern Fitted Kitchen/Diner With Integral Appliances
- Quiet Cul de Sac Location In Desirable Village Location

8 Wallis Court, Herne Bay CT6 6RZ

Are you looking for a house just to move into, this is the one for you!! Beautifully presented this detached three bedroom family home is a quiet cul de sac location in the popular Beltinge area. Internally the layout is perfect with a double aspect lounge providing plenty of living space with a modern kitchen/diner which is well-equipped with ample storage, generous worktops, and integrated appliances, ensuring both functionality and style. Adjoining the kitchen is a lobby area with downstairs cloakroom. Upstairs there are three bedrooms all in immaculate condition. The master bedroom benefits from an en-suite shower room, adding a touch of luxury and convenience. The additional bedrooms are served by a modern family bathroom. Externally, the well groomed rear garden is southerly facing, ideal for outdoor dining, relaxation, or entertaining guests. The property is also equipped with a driveway and garage with the added advantage of a electric car charger. An internal viewing comes highly recommended.



3



2



1



Council Tax Band: D



GROUND FLOOR

Hallway

Understairs cupboard.

Kitchen/Diner

15'3" x 11'7"

A range of modern base and wall units with worktop over, one a half bowl inset sink and drainer with mixer tap, induction hob with extractor hood over, single oven, built in eye level microwave, space for American style fridge/freezer, radiator, double glazed window to front and rear, tiled flooring.

Inner Lobby

Cupboard, double glazed door to garden, tiled flooring.

Cloakroom

Low level WC, hand wash basin set in vanity unit, radiator.

Lounge

10'7" x 15'2"

Double glazed window to front, double glazed patio doors to garden, radiator.

FIRST FLOOR

Landing

Double glazed window to front.

Bedroom One

9'8" x 11'7"

Double glazed window to front, radiator.

En-Suite

Low level WC, hand wash basin, shower, radiator, laminate flooring.

Bedroom Two

8'9" x 10'9"

Double glazed window to rear, radiator.

Bedroom Three

7'6" x 6'2"

Double glazed window to front, radiator.

Bathroom

Low level WC, wash hand basin, panelled bath with handheld shower attachment, radiator, double glazed window to front, laminate flooring.

OUTSIDE

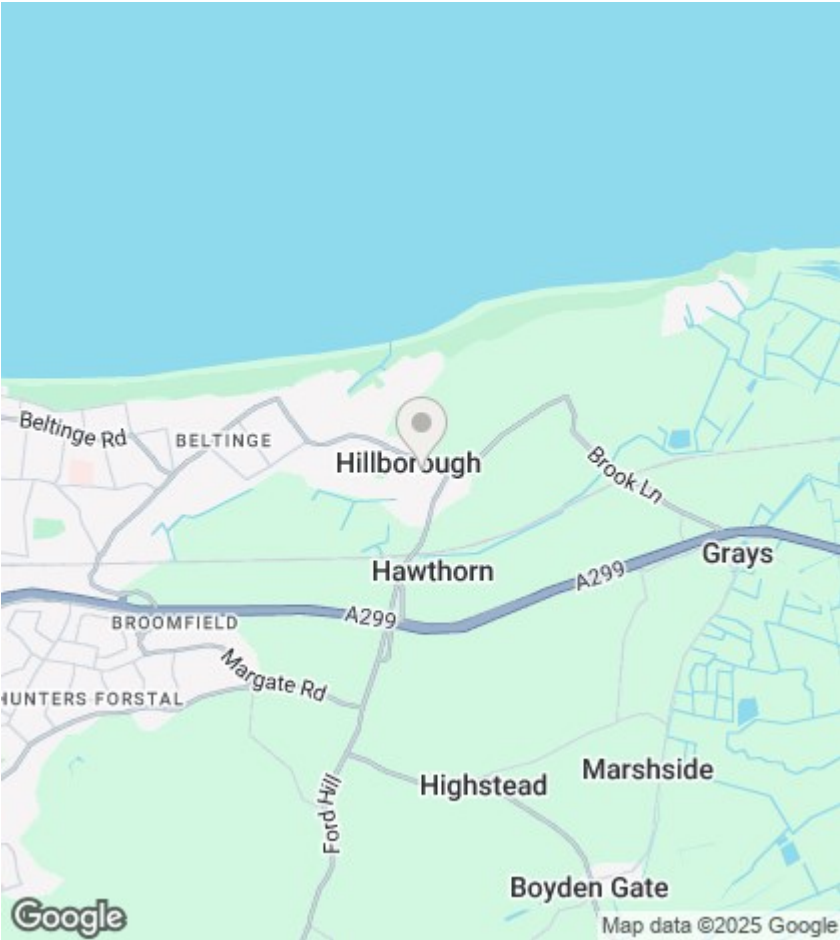
Driveway

Garage

Up and over door.

Rear Garden

Mainly laid to lawn with patio area, side gate with access to garage and driveway.



Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

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

