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Juniper Lodge, Lismore Road, Herne Bay, Kent, CT6 6PN

Offers In Excess Of £475,000

- Four Bedroom Detached Family Home
- Close to Breathtaking Views Across The Coast
- Driveway and Garage
- Lounge-Diner, Separate Dining Room and Sun Room
- Beltinge Village, Close To The Cliffs And Reculver School

Lismore Road, Herne Bay CT6 6PN

'Juniper Lodge' is an inviting four-bedroom detached home, nestled in a desirable and exclusive road right in the heart of Beltinge village. This prime location offers the best of both worlds - peaceful, scenic surroundings with cliff-top walks on your doorstep, yet all the essential amenities, including local shops, just a short stroll away. With a bus stop nearby providing regular services to Herne Bay and the historic city of Canterbury, convenience is key. Inside, the spacious layout includes a large lounge-diner that opens into a sunroom with a lovely view over the garden. A separate dining room, well-equipped kitchen, and handy downstairs cloakroom complete the ground floor. Upstairs, you'll find four generous bedrooms and a family bathroom. The property also boasts a low-maintenance rear garden, surrounded by greenery for added privacy and seclusion. At the front, there's ample off-road parking, along with a large garage currently used as a home gym, offering flexible space to suit your needs. A perfect home for those seeking a blend of comfort, convenience, and a peaceful village lifestyle.



Council Tax Band: F



GROUND FLOOR

Entrance Hall

Double glazed entrance door to front, double glazed window to side, radiator, staircase to first floor, storage cupboard, door to rear garden.

Cloakroom

Low level WC, wash hand basin, double glazed frosted window to side.

Living Room

Double glazed bay window to the front, radiator, fireplace, television point, patio doors to sun room.

Sun Room

Double glazed surround, doors leading to rear garden.

Dining Room

Double glazed window to rear, radiator.

Kitchen

Modern fitted kitchen comprising range of matching wall and base units with complementary work surfaces over, four burner hob with extractor fan over and oven below, sink and drainer unit, integrated washing machine and dishwasher, space for fridge/freezer, double glazed window to side and rear.

FIRST FLOOR

Landing

Double glazed window to front. radiator, storage cupboard.

Bedroom One

Double glazed window to rear, radiator, built in wardrobes.

Bedroom Two

Two double glazed window to front, radiator.

Bedroom Three

Double glazed window to rear, radiator, built in wardrobes.

Bedroom Four/ Office

Double glazed window to rear, radiator, built in cupboard.

Bathroom

Modern fitted suite comprising panelled bath unit, wash hand basin, low level WC, heated towel rail, double glazed frosted window to side, tiled walls and flooring.

OUTSIDE

Rear Garden

Mainly laid to lawn with paved patio areas and flowering borders, fenced surround, access to front.

Front Garden and Driveway

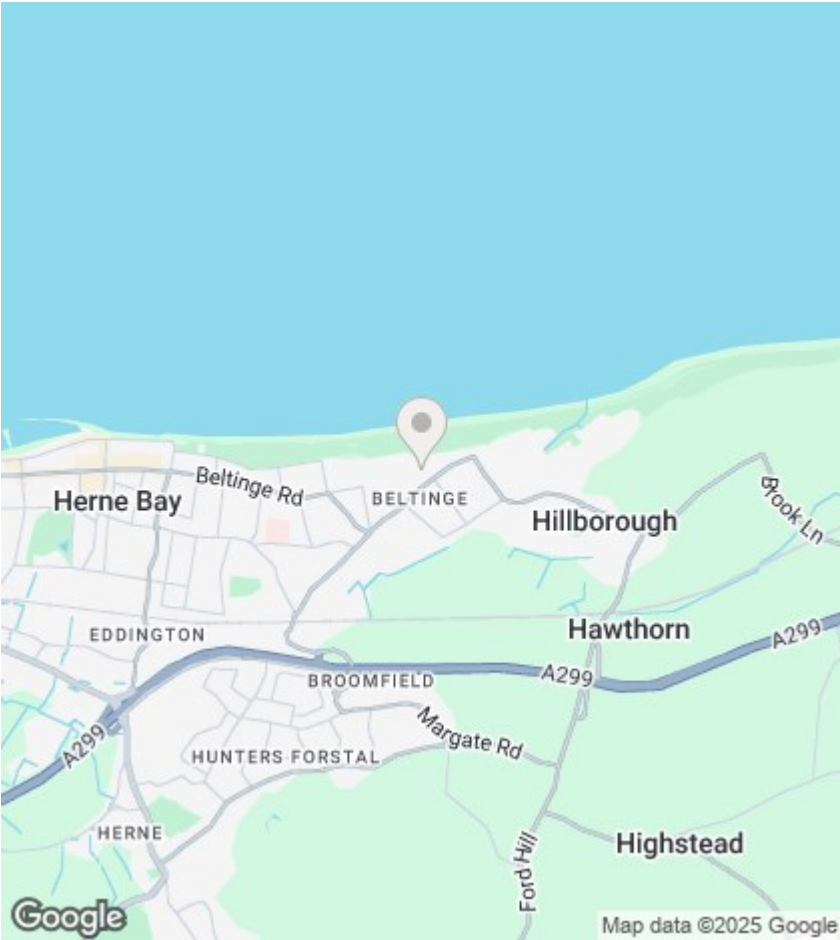
Partly laid to lawn with mature trees and flowering borders, driveway providing space for several vehicles.

Garage

Up and over door to front, double glazed window to side, power and light, door to side.

COUNCIL TAX BAND F

N.B At the time of advertising these draft particulars are awaiting approval from our sellers.



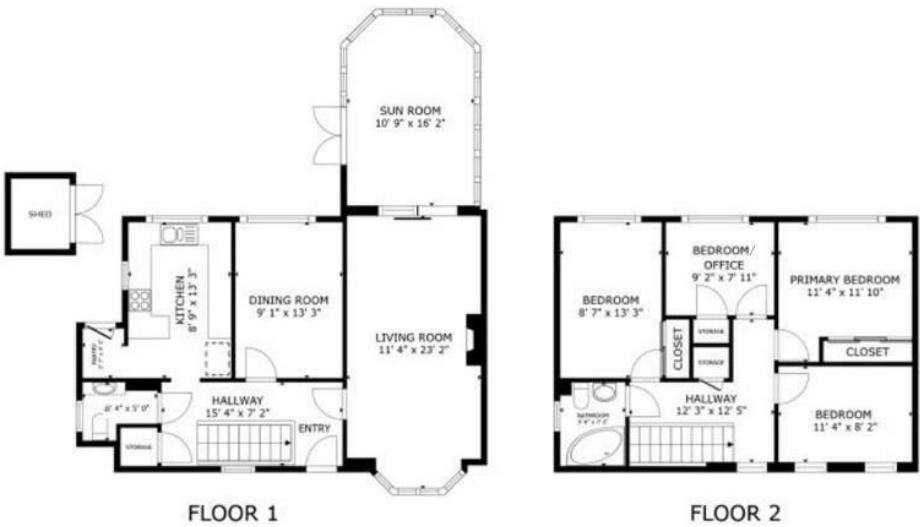
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROSS INTERNAL AREA
FLOOR 1 846 sq. ft. FLOOR 2 610 sq. ft.
EXCLUDED AREAS : SHED 30 sq. ft. PATIO 134 sq. ft.
TOTAL : 1,457 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY