

KE



5 Petrel Close, Herne Bay, CT6 6NT

£430,000

- Three Bedroom Detached House
- Located On The Popular Development "Castle Chase"
- En-Suite To Master Bedroom
- Immaculately Presented Throughout
- Conservatory
- Established Rear Garden

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Nestled in the tranquil cul-de-sac of Petrel Close, within the sought-after Castle Chase Development in Beltinge, this charming three-bedroom detached family home presents an excellent opportunity for those seeking comfort and convenience. The property is well-appointed and offers a delightful living experience.

Upon entering, you are greeted by a generous lounge-diner, which seamlessly flows into a bright and airy conservatory, perfect for enjoying the garden views throughout the year. The separate kitchen is functional and well-equipped, catering to all your culinary needs, while the essential downstairs cloakroom adds to the practicality of the ground floor.

As you ascend to the first floor, you will discover the master bedroom, complete with an en-suite bathroom and a range of built-in wardrobes, providing ample storage space. Additionally, there is a second double bedroom and a single bedroom, making this home ideal for families or those needing extra space. The spacious family bathroom serves the upper level, ensuring comfort for all.

Externally, the property boasts a lovely rear garden, perfect for outdoor entertaining or simply enjoying the fresh air. The front garden is designed for easy maintenance, while off-road parking for two vehicles and a separate single garage offer convenience and security.

This delightful home in Herne Bay is not only well-located but also offers a harmonious blend of space, style, and practicality, making it a perfect choice for family living. Do not miss the chance to make this wonderful property your own.



Council Tax Band: D



GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen

10'3 x 9'2

Lounge

16' x 10'8

Dining Room

10'5 x 8'9

Conservatory

10'4 x 8'10

FIRST FLOOR

Landing

Bedroom One

12'10 x 9'6

En-Suite

Bedroom Two

11'2 x 10'2

Bedroom Three

10'6 x 7'

Bathroom

OUTSIDE

Garage

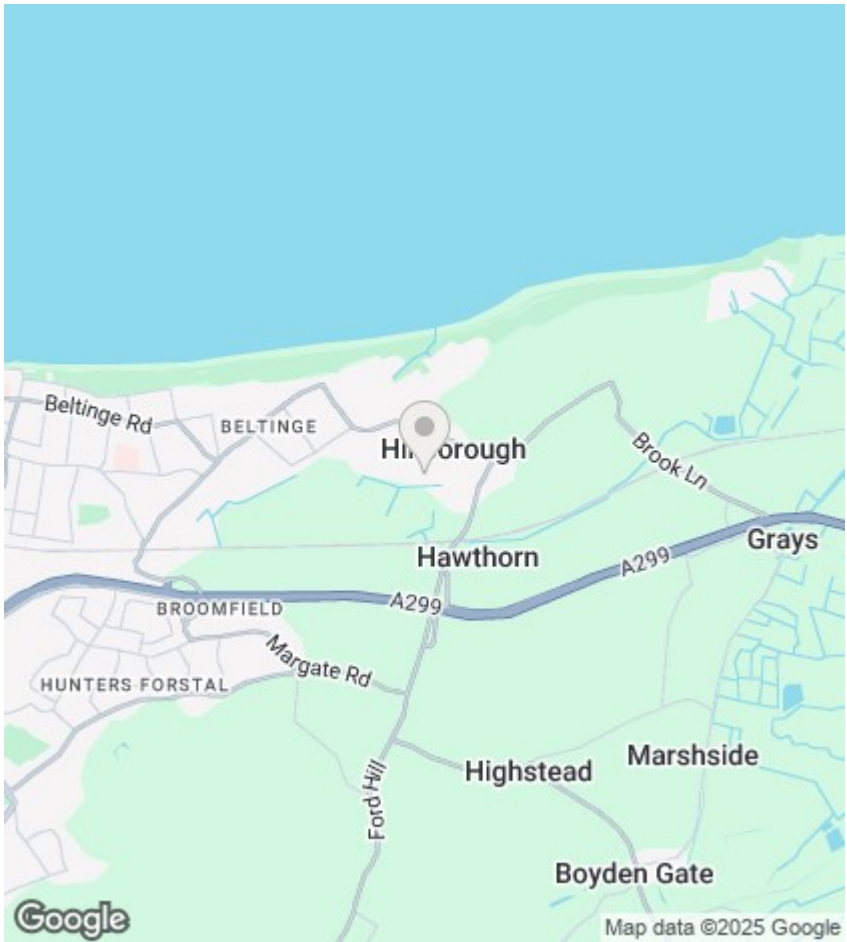
17' x 8'2

Rear Garden

Driveway

COUNCIL TAX BAND D

NB: At the time of advertising these draft particulars we are awaiting approval from our sellers.



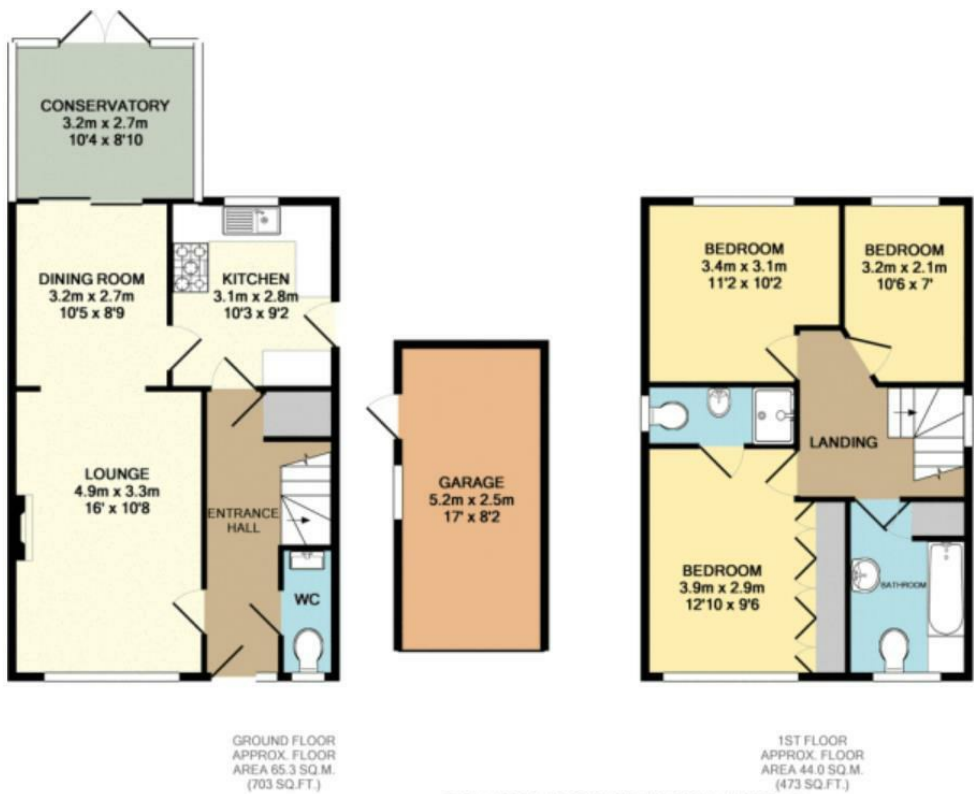
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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