

KE



5 Bramley Gardens, Broomfield, Herne Bay, CT6 7DS

£525,000

- Four Bedroom Detached House
- En-Suite To Master Bedroom
- Spacious Accommodation
- Integral Garage

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Nestled in the tranquil cul-de-sac of Bramley Gardens, Broomfield, Herne Bay, this exquisite detached family home offers a perfect blend of comfort and convenience. Surrounded by a select few other executive residences, this property is ideally situated for families, being in close proximity to the local village school and well-connected bus routes leading to the charming coastal town of Herne Bay and the historic Cathedral City of Canterbury.

Upon entering, you will be greeted by an impressive ground floor living space that is both spacious and inviting, perfect for family gatherings and entertaining guests. The layout is thoughtfully designed to enhance everyday living, ensuring that each area flows seamlessly into the next. The home boasts four generously sized bedrooms, providing ample space for family members or guests. The master bedroom is particularly noteworthy, featuring a private en-suite shower room that adds a touch of luxury to your daily routine.

Outside, the property is complemented by a lovely rear garden, ideal for enjoying the outdoors, whether it be for gardening, play, or simply relaxing in the sun. Additionally, the home offers ample parking facilities, including an integral garage, ensuring that convenience is at the forefront of this property's appeal.

This residence is not just a house; it is a place where cherished memories can be made. With its prime location, spacious interiors, and family-friendly features, this home is a wonderful opportunity for those seeking a comfortable lifestyle in a desirable area.



Council Tax Band: F



GROUND FLOOR

Reception Hall

Front entrance door, stair case to first floor, laminate flooring, under stair storage cupboard, airing cupboard.

Cloakroom

Pedestal wash hand basin, low level WC, radiator.

Lounge

15' x 12' 9" (4.57m x 3.89m) Double glazed bay window to front, feature fireplace with inset living flame gas fire, radiator, opening to;

Dining Room

12' x 10' (3.66m x 3.05m) Double glazed French doors to rear, radiator.

Kitchen

12' x 10' (3.66m x 3.05m) 'Paula Rosa' fitted kitchen. Four burner gas hob with extractor canopy over and stainless steel splash back, fitted eye level oven and microwave, one and a half bowl sink unit with tiled splash backs behind, double glazed to rear, tiled flooring, radiator, integrated fridge/freezer, built in shelved larder and space for dishwasher. Door to utility room and opening to:

Breakfast Room

8' 10" x 7' 7" (2.69m x 2.31m) Double glazed window to side, radiator.

Utility Room

Fitted storage cupboards, wall mounted gas boiler, plumbing for washing machine, double glazed window to rear, stainless steel single drainer sink unit. Door to side leading to the garden.

FIRST FLOOR

Landing

Large landing with loft hatch and radiator, built in airing cupboard.

Master Bedroom

13' 8" x 13' 4" (4.17m x 4.06m) Double glazed window to front, radiator, built in double wardrobe, door to;

En Suite

Fitted double shower stall with mains fed shower, low level WC, pedestal wash hand basin, radiator, half tiled walls, double glazed frosted window to front, radiator.

Bedroom Two

13' 10" x 11' 5" (4.22m x 3.48m) Double glazed window to rear, radiator, built in double wardrobe.

Bedroom Three

18' 3" x 9' 2" (5.56m x 2.79m) Double glazed window to front, radiator, built in shelved cupboard.

Bedroom Four

13' 3" x 9' (4.04m x 2.74m) Double glazed window to rear, radiator.

Family Bathroom

White suite comprising panelled bath unit, single shower stall with mains fed shower, low level WC, pedestal wash hand basin, double glazed frosted window to rear, radiator, half tiled walls.

OUTSIDE

Rear Garden

Laid to lawn, paved patio area, wood screen fenced surround, exterior lights, door to garage.

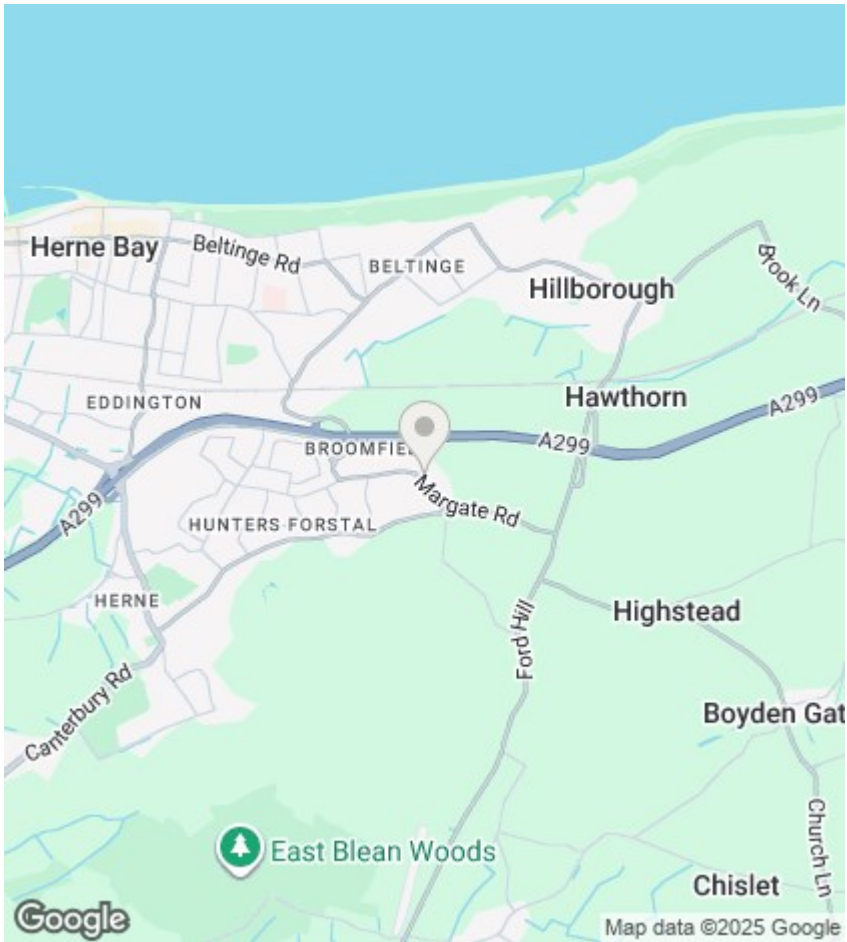
Front Garden

Open plan frontage with driveway providing off street parking leading to the garage.

Garage

Single garage with up and over door to front, power and lighting.

COUNCIL TAX BAND F



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		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 868 SQ.FT.
(80.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 844 SQ.FT.
(78.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 1712 SQ.FT. (159.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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