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18 Aurum Close, Whitstable, CT5 3FN

Offers In Excess Of £375,000

- Four Bedroom Semi-Detached House
- Master Bedroom In Roof Extension With En-Suite
- Quiet Cul-De-Sac Location
- Close To Local Amenities

18 Aurum Close, Whitstable CT5 3FN

This beautifully presented four bedroom semi-detached family home is one not to miss, situated in Aurum Close, a quiet cul-de-sac location, just a short distance from Whitstable Town Centre and Tankerton. Everything about this home is set to impress, the downstairs layout comprises an open kitchen-diner with a contemporary finish, a spacious lounge and a cloakroom. Upstairs, there's four good-sized bedrooms, on the first floor you have one bedroom with an en-suite shower room plus two other good size bedrooms and a family bathroom and then on the second floor having a loft extension incorporating a spacious master bedroom with en-suite. Outside to the rear there is a car port providing off street parking. The pretty rear garden is mainly laid to lawn with a patio area allowing plenty of space for all the family. This is very much a family home with local amenities and schools nearby.



Council Tax Band: C



GROUND FLOOR

Entrance Hall

Kitchen/Dining Room

16'1 x 8'9

Sitting Room

9'11 x 15'8

Cloakroom

FIRST FLOOR

Landing

Bedroom Two

14'1 x 8'6

En-Suite Shower Room

Bedroom Three

12'5 x 8'6

Bedroom Four

8'10 x 6'11

Bathroom

SECOND FLOOR

Bedroom One

19'2 x 10'7

En-Suite Shower Room

OUTSIDE

Garden

Car Port

COUNCIL TAX BAND C

NB: 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:

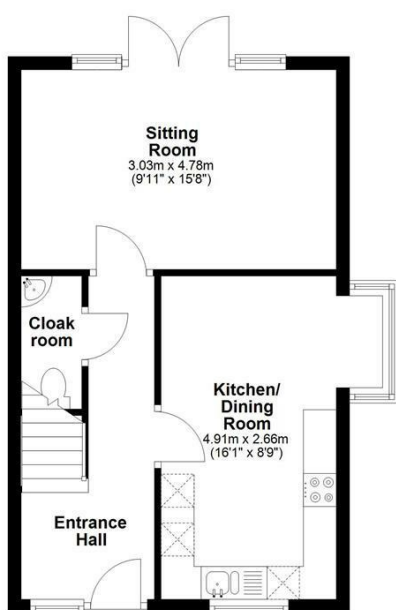
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(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



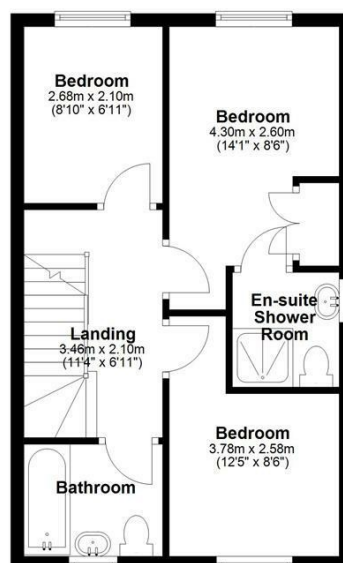
Ground Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



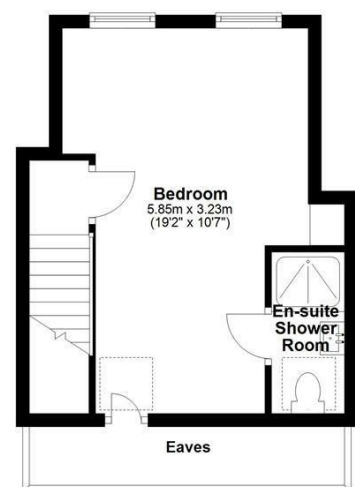
First Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



Second Floor

Approx. 25.5 sq. metres (274.7 sq. feet)



Total area: approx. 103.2 sq. metres (1110.9 sq. feet)