



Wye Green, Herne Bay, CT6 5UF

*Offers In Region Of £385,000*

3 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

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## KEY FEATURES

- Semi Detached House
- Three Bedrooms
- Off Road Parking
- Large Conservatory
- Lounge/Diner
- Well Presented Throughout
- Two Reception Rooms
- Cul-De -Sac Location

TENURE Freehold

COUNCIL TAX Band C

EPC RATING C (72)





## About this home

This well-presented modern semi-detached house is situated on Wye Green, Herne Bay, offering a practical and versatile layout arranged over two floors. The property provides three bedrooms, a modern kitchen, generous reception space and off-road parking, making it a suitable option for a range of buyers including families, first-time buyers and those looking for additional work-from-home space.

The ground floor is arranged with everyday living in mind. To the front of the property is a modern kitchen. Towards the rear is a spacious lounge/diner, providing a comfortable main living area with room for both seating and dining.

A second reception room/office sits just off the lounge/diner and leads through to a study positioned at the front of the house, offering useful flexibility for home working, hobbies or family use.

The lounge opens into a large double glazed conservatory via bi-folding doors. This creates a bright extension of the living space and provides direct access out to the rear garden. It is also complimented by integrated mood lighting. A cloakroom completes the ground floor accommodation.

Upstairs, the first floor offers three bedrooms and a family bathroom with jacuzzi bath with a Mira shower, providing a straightforward and functional layout for modern family life.

The master bedroom has full wall Sharps fitted wardrobes. The home is well presented throughout and ready for a buyer to move into.

Outside, there is a rear garden and a driveway to the front providing off-road parking. Wye Green is a lovely cul-de-sac comprising thirty houses overlooking a pleasant green. The location on Wye Green is convenient for Herne Bay's local amenities, with the town centre, seafront, pier, schools, shops and Herne Bay mainline railway station all within the wider area. The nearby coast, Herne Bay Memorial Park and good road links towards Canterbury, Whitstable and Thanet add to the appeal of this popular East Kent setting.

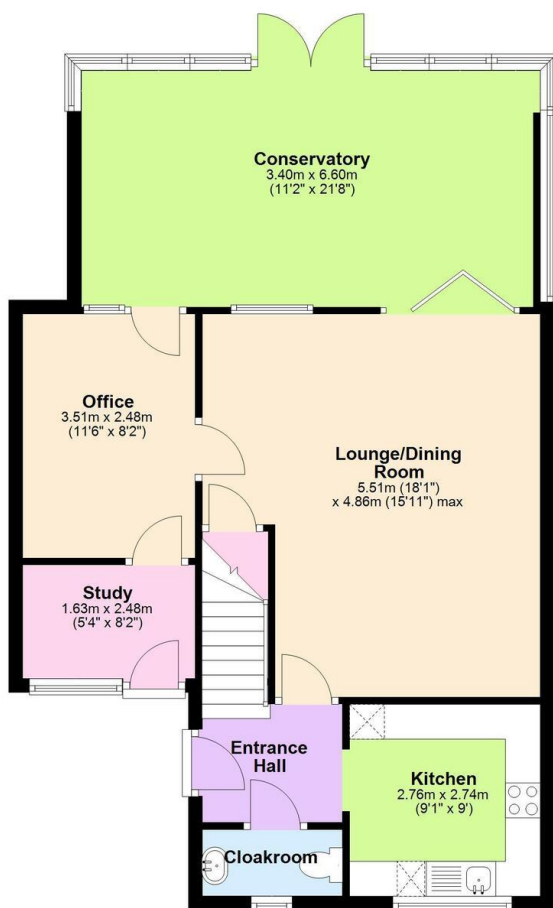




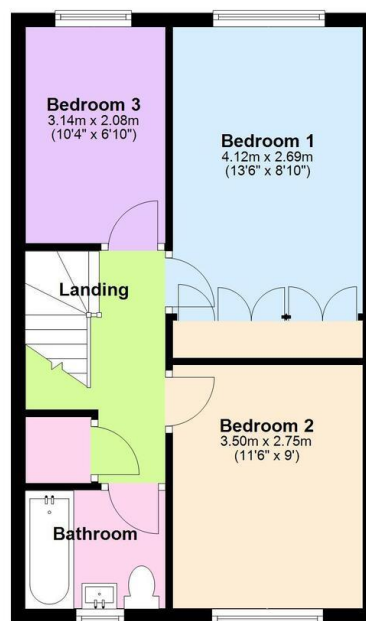




Ground Floor



First Floor



## Key information



APPROX. FLOOR AREA

1,259 sq ft (117 sq m)



EPC RATING

C (72)



COUNCIL TAX

Band C



TENURE

Freehold



Take the 3D tour

Scan to walk through this home online, any time.

davidclarke **dc**

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Arrange a viewing

*Call 01227 362248 or email [mail@davidclarke.co.uk](mailto:mail@davidclarke.co.uk)*

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Scan with your phone camera to walk through this home, any time.