

# KE



18 Aurum Close, Whitstable, CT5 3FN

£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:

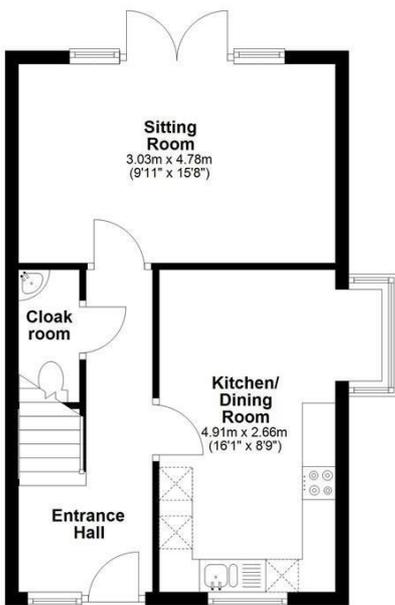
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



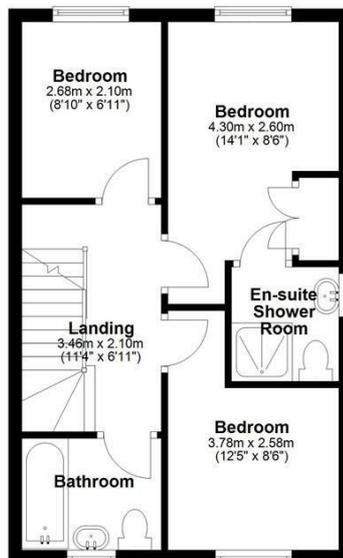
### Ground Floor

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



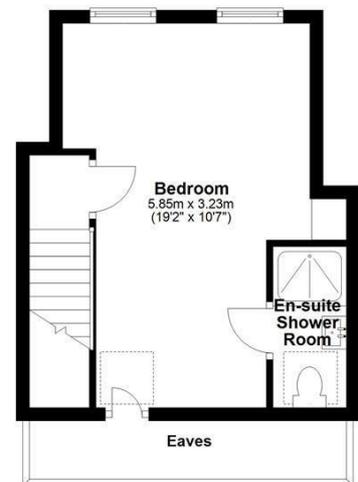
### First Floor

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)