

KE



11 Hadleigh Gardens, Herne Bay, CT6 6BN

£650,000

- Four bedroomed detached family home
- Extended on ground and first floor
- Open plan kitchen/lounge/diner
- Quiet cul de sac location, close to seafront and amenities
- Good size garden with cabin

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Located in the quiet cul de sac in Hadleigh Gardens of Herne Bay, this splendid four-bedroom detached family home offers a perfect blend of comfort and convenience. With its enviable sea views, the property is ideally situated just a stone's throw from the seafront and the vibrant town centre, making it an excellent choice for those who appreciate coastal living.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for family gatherings and entertaining guests. The well-designed layout includes a separate bedroom and bathroom on the ground floor, making it an ideal arrangement for guests or family members who prefer single-level living.

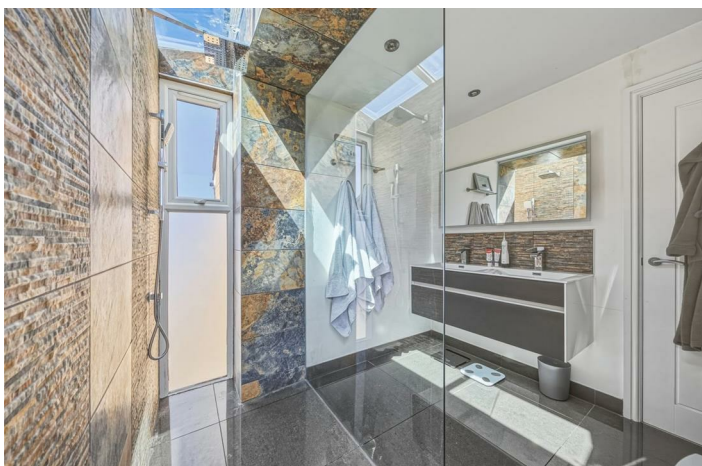
The heart of the home is complemented by a large garden, perfect for outdoor activities and relaxation. The garden room, equipped with power and internet, offers a versatile space that can be used as a home office, playroom, or simply a tranquil retreat to enjoy the views.

With three additional bedrooms and two bathrooms, this property caters to the needs of a growing family, ensuring everyone has their own space. The ample parking available adds to the convenience of this delightful home.

In summary, this property at Hadleigh Gardens is not just a house; it is a family haven that combines modern living with the beauty of coastal life. Whether you are looking to entertain, relax, or enjoy the stunning surroundings, this home is sure to impress.



Council Tax Band:



Hallway

Double glazed door, stairs to first floor

Cloakroom

Low level wc, wash hand basin

Kitchen/breakfast room

18'7' x 9'7'

Sink and drainer, with selection of matching wall and base units, breakfast bar, fitted oven and hob

Lounge/dining room

25'4' x 12'2'

Twin sliding doors to garden

Family room

15'8' x 11'1'

Double glazed window to front

Utility Room

7'10' x 7'6'

Sink and drainer, space for washing machine, selection of matching wall and base units

Bedroom 4

12'6' x 12'2'

Double glazed doors to rear garden, walk in wardrobe

En Suite

Low flush wc, wash hand basin and shower cubicle

Landing

Double glazed window to front

Bedroom 1

13'8' x 13'4'

Double glazed window and Juliet balcony to rear garden, vaulted ceiling

En suite

Sky lights over shower double vanity unit, low level wc, walk in shower

Bedroom 2

16'1' x 9'10'

Double glazed window to front and rear

Bedroom 3

10'11' x 9'10'

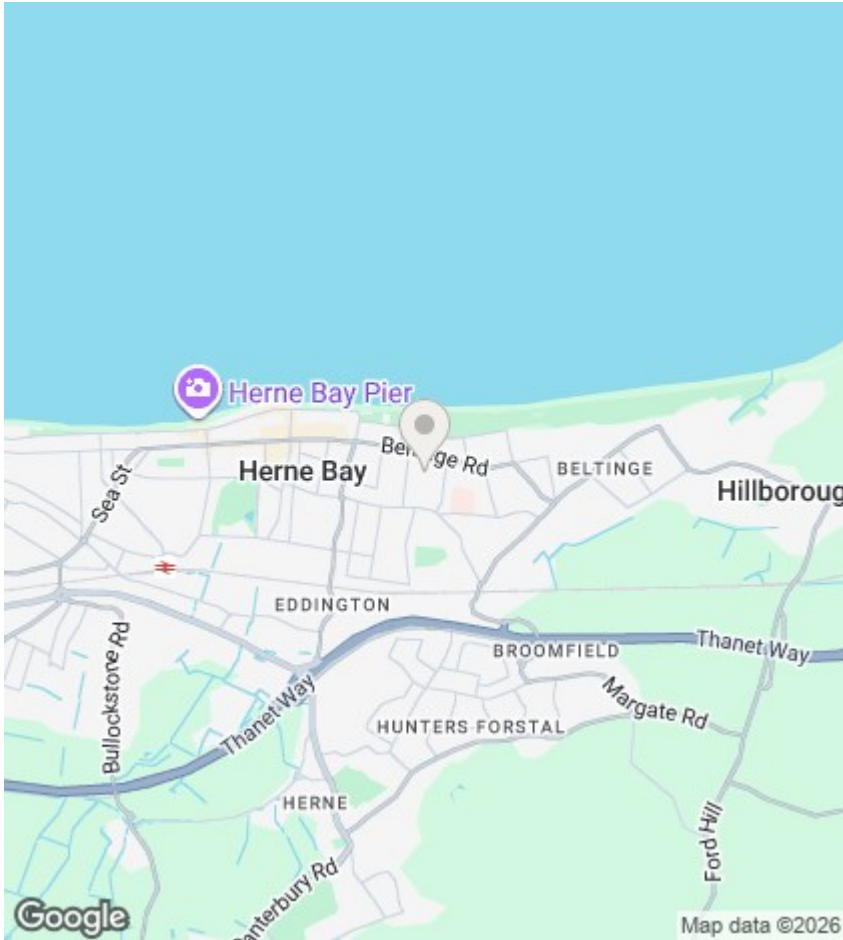
Double glazed window to rear

Bathroom

Double glazed window to front, panelled bath, wash hand basin, low level wc

Rear Garden

Landscaped with sunken patio area leading from the house with raised decking area to the rear of the property leading to versatile log cabin, laid to lawn with borders and coastal views



Viewings

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

EPC Rating:

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100	100
(81-91) B		
(69-80) C		
(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

