



## Colt Place, Herne Bay, CT6 5EL

£425,000

3 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

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## KEY FEATURES

- Detached House
- Three Double Bedrooms
- En-Suite in Master Bedroom
- Desirable Corner Plot
- Close to Transport Links
- Garage & Off Road Parking
- Close to Local Schools



TENURE Freehold

COUNCIL TAX Band D

EPC RATING B (84)



## About this home

Situated on the highly regarded Redrow development on the former site of Herne Bay golf course, this modern three double bedroom detached home on Colt Place offers stylish, turn-key living in a well-planned and increasingly popular residential setting.

The property is beautifully presented throughout and ready to move straight into, making it an ideal choice for buyers seeking a low-maintenance, contemporary home. Upon entering, a welcoming entrance hallway provides access to all ground floor accommodation. To the left, there is a spacious kitchen/diner fitted with modern units and integrated appliances, offering an excellent space for both everyday living and entertaining, with a door leading directly out to the rear garden.

To the right-hand side, a generous lounge provides a comfortable and inviting living space, while a convenient ground floor WC completes the layout.

Upstairs, the property continues to impress with three well-proportioned double bedrooms. The principal bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by a modern family bathroom, all finished to a high standard in keeping with the rest of the home.

Externally, the property enjoys a driveway to the front leading to a garage, providing ample off-road parking.

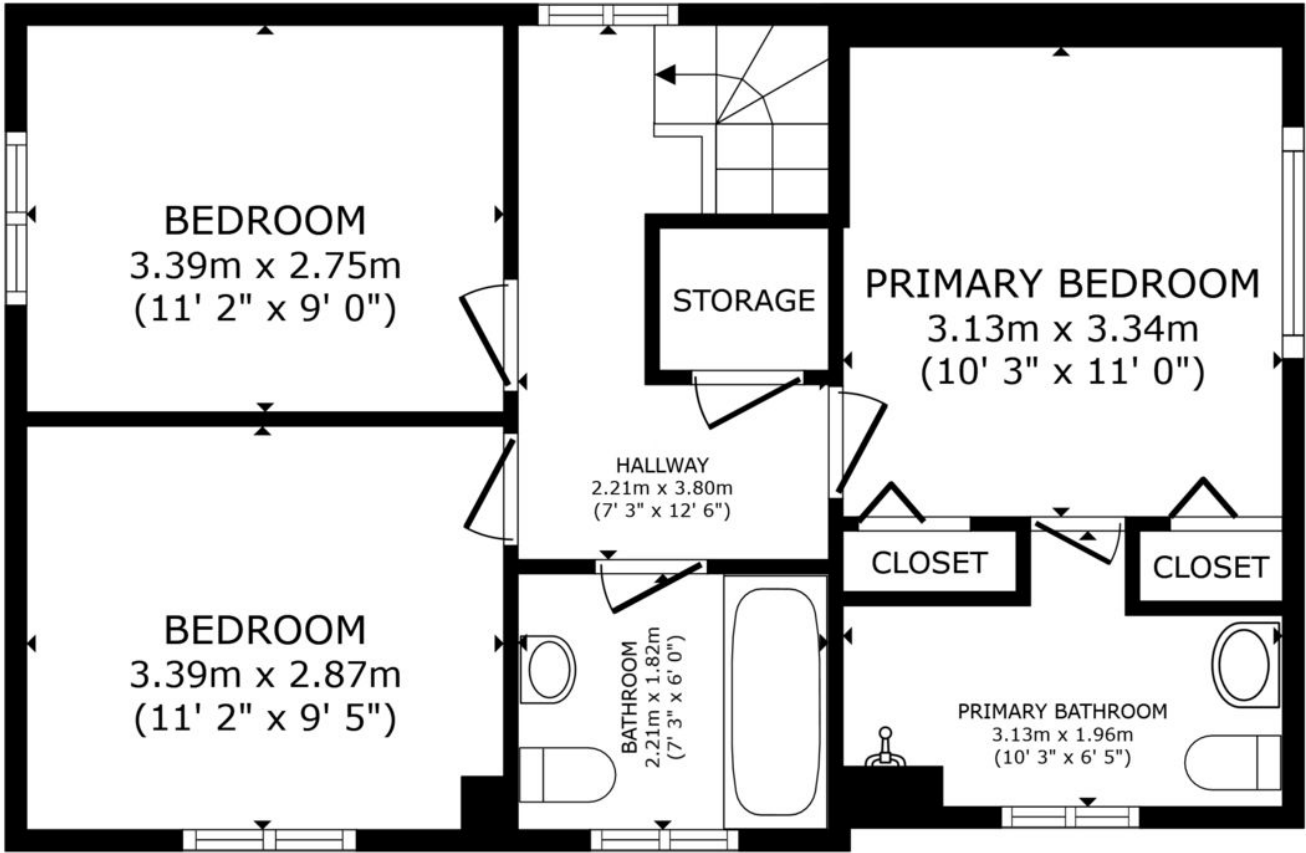
To the rear, there is a good-sized, well-maintained garden, ideal for relaxing, entertaining, or family use.

The location is a key feature, with the Redrow development offering a pleasant and thoughtfully designed environment with green spaces and a community feel. Herne Bay town centre is within easy reach, offering a range of independent shops, cafés, and restaurants, along with the seafront and promenade, which are perfect for coastal walks and leisure. The area also benefits from well-regarded schools, convenient transport links including Herne Bay railway station with services to London, and easy access to nearby Canterbury for further shopping, dining and cultural attractions.





# Floorplan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 49.7 m<sup>2</sup> (534 sq.ft.) FLOOR 2 49.9 m<sup>2</sup> (537 sq.ft.)  
EXCLUDED AREAS : PATIO 17.1 m<sup>2</sup> (184 sq.ft.)  
TOTAL : 99.6 m<sup>2</sup> (1,072 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Key information



APPROX. FLOOR AREA

1,119 sq ft (104 sq m)



EPC RATING

B (84)



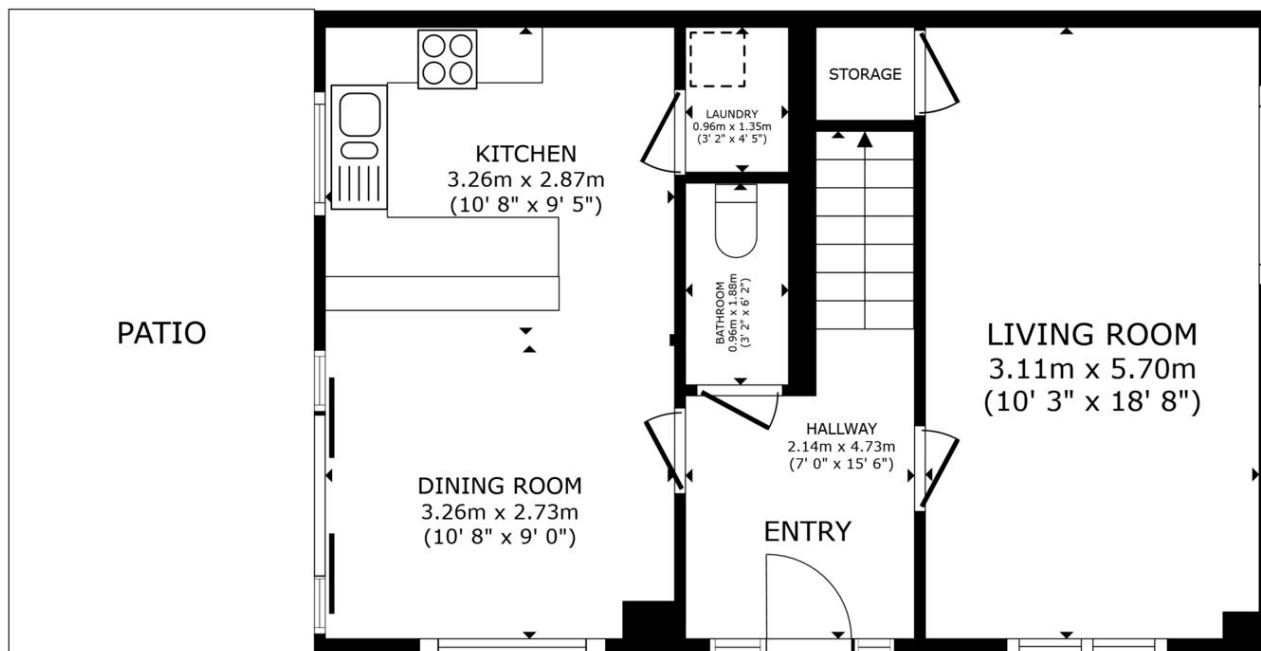
COUNCIL TAX

Band D



TENURE

Freehold



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 49.7 m<sup>2</sup> (534 sq.ft.) FLOOR 2 49.9 m<sup>2</sup> (537 sq.ft.)  
EXCLUDED AREAS : PATIO 17.1 m<sup>2</sup> (184 sq.ft.)  
TOTAL : 99.6 m<sup>2</sup> (1,072 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Take the 3D tour

Scan to walk through this home online, any time.

davidclarke **dc**

112 High Street, Herne Bay, Kent CT6 5JY  
01227 362248 · mail@davidclarke.co.uk  
davidclarke.co.uk

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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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