

# KE



16 Darrell Close, Herne Bay, Kent, CT6 7QQ

£285,000

- 3 bedroomed terraced house
- Good size kitchen/diner
- Off street parking
- Cul de sac location
- Located in Greenhill close to schools and amenities

# 16 Darrell Close, Herne Bay CT6 7QQ

Positioned in a quiet cul de sac off of Darrell Close, this charming three-bedroom terraced house offers a delightful blend of comfort and convenience in the sought-after Greenhill area of Herne Bay. Ideal for families, the property is situated close to local schools, making it an excellent choice for those with children.

Upon entering, you will find a good-sized kitchen/diner, perfect for family meals and entertaining guests. The spacious living accommodation provides ample room for relaxation and leisure, ensuring that every member of the household can enjoy their own space.

Whether you are looking to settle down or invest in a promising area, this terraced house in Darrell Close is certainly worth considering.



Council Tax Band:



## **Porch**

### **Lounge/diner**

17'2' x 16'2'

Double glazed window to front

### **Kitchen/Diner**

8'9' x 16'9'

Double glazed window to rear, double glazed door to garden, a range of matching wall and base units, tiled splash backs, sink and drainer, electric oven, four gas burner, extractor hood over, space for fridge

### **Bedroom 1**

12'2' x 8'11'

Double glazed window to rear, cupboard housing boiler

### **Bedroom 2**

9'11' x 9'1'

Double glazed window to front

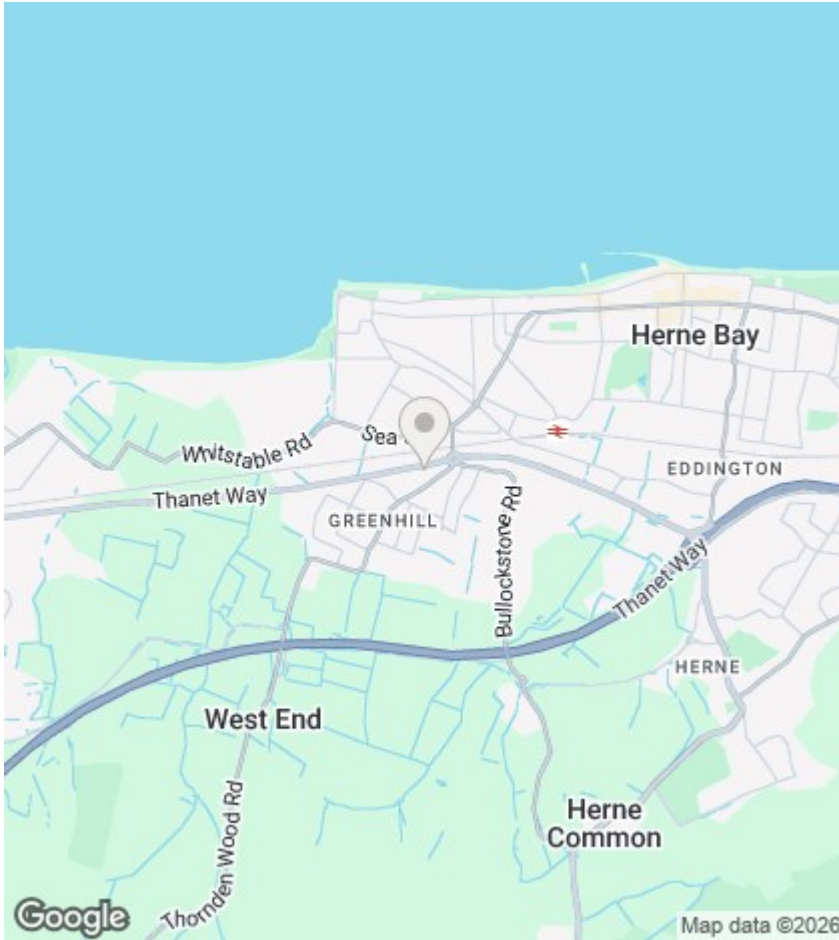
### **Bedroom 3**

9' x 7'3'

Double glazed window to front

### **Bathroom**

Double glazed window to rear, panelled bath, wash hand basin, low flush wc



## Viewings

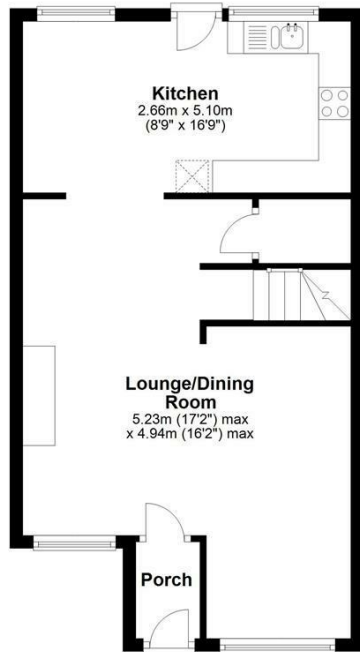
Viewings by arrangement only. Call 01227 389 998 to make an appointment.

## EPC Rating:

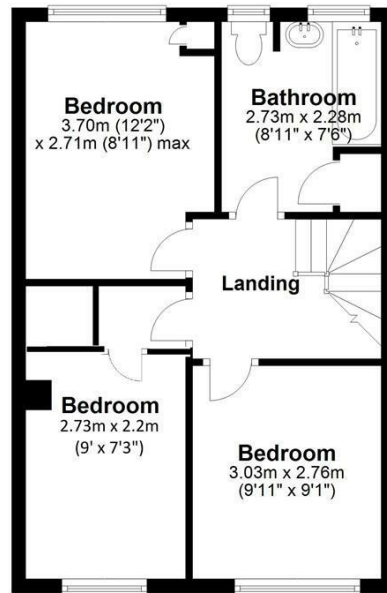
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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



**Ground Floor**  
Approx. 46.1 sq. metres (496.2 sq. feet)



**First Floor**  
Approx. 40.5 sq. metres (436.1 sq. feet)



Total area: approx. 86.6 sq. metres (932.4 sq. feet)  
**16 Darrell Close, Herne Bay**