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9, Holness Road, Herne Bay, CT6 5FJ

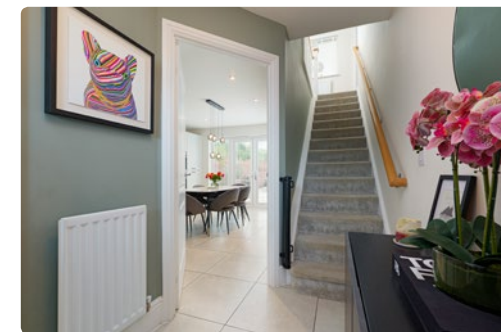
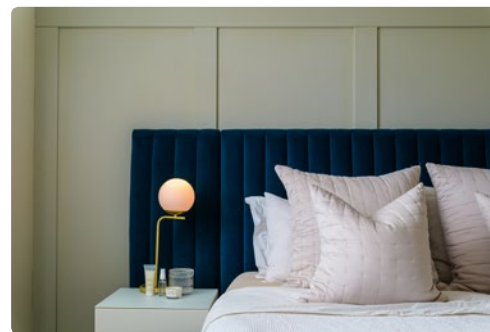
4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



9, Holness Road, Herne Bay, CT6 5FJ

- Modern Detached Family Home Built In 2020
- Desirable Position With Excellent Privacy & Open Outlooks
- Four Generously Proportioned Double Bedrooms
- Spacious Kitchen/Dining Room & Separate Utility
- Separate Comfortable Sitting Room
- Principal Bedroom With En-Suite Shower Room
- Family Bathroom & Ground Floor Cloakroom
- Integral Garage & Private Driveway Parking
- Front & Rear Gardens



SITUATION:

Holness Road is in a quiet position in an exclusive development, just a short walk from the sea front and town centre, ideally located close to a convenience store, several parks and good schools including Herne primary school which is a highly sought after. The bustling seaside town of Herne Bay has a wide range of amenities with good shopping facilities, a selection of schools including a specialist sports college, an excellent choice of leisure activities and an historic pier. The town also boasts a rowing and sailing club, a football club in the Kent league, a local cinema, and a swimming pool. The picturesque Memorial Park also has tennis and basketball courts, a small lake, a children's play area and a sports field. There is a mainline railway station with a regular service to London Victoria and St. Pancras and the town enjoys excellent road links with the A299 (Thanet Way) providing access to both the coast and London via the A2/M2 motorway network.

The nearby cathedral city of Canterbury is just five miles away and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers a regular rail service to London and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

The popular seaside town of Whitstable is famous for its seafood and annual Oyster Festival held at the vibrant harbour and picturesque quayside. The town has a variety of independent shops and boutiques, as well as high street names.



DESCRIPTION:

An attractive and beautifully proportioned four-bedroom detached family home, occupying a particularly desirable position within a modern development on the outskirts of the bustling seaside town of Herne Bay.

Built in 2020, the property forms part of the popular Marlow design and offers a superb balance of generous living space, four genuine double bedrooms and practical accommodation ideally suited to modern family life. This particular home enjoys one of the more appealing positions within the development, benefiting from greater privacy and pleasant open outlooks which give the property an enhanced sense of space.

Designed with energy efficiency in mind, the house benefits from modern levels of insulation, double-glazed windows and gas-fired central heating, helping to provide a comfortable and economical home throughout the seasons. The property has

also been thoughtfully enhanced by the current owners, with a number of stylish and practical additions both inside and out.

The attractive exterior displays a contemporary interpretation of traditional architecture, while a private driveway provides off-road parking and access to the integral garage.

The front door opens into a welcoming entrance hallway with stairs rising to the first floor. The principal reception room is a comfortable and generously proportioned sitting room, with a large window allowing plenty of natural light to flood the space. A bespoke media wall provides an attractive focal point to the room, creating a particularly smart and contemporary entertaining space.

At the heart of the home is the impressive kitchen/dining room, providing ample space for a substantial dining table and creating a wonderfully sociable environment for both

everyday family life and entertaining. The kitchen is fitted with an extensive range of contemporary cabinetry and work surfaces, while large windows and doors provide a lovely connection with the garden and ensure the room feels particularly light and inviting.

A separate utility room is positioned conveniently off the kitchen and provides additional storage and space for laundry appliances.

To the first floor, the sense of space continues with four generously proportioned double bedrooms, making this an exceptionally practical home for growing families or those requiring dedicated guest accommodation or working-from-home space.



The principal bedroom is particularly impressive and benefits from its own contemporary en-suite shower room, while the remaining bedrooms are served by a spacious and well-appointed family bathroom.

Throughout the property, made-to-measure blinds provide a smart and cohesive finish, complementing the contemporary style of the accommodation.

OUTSIDE:

The property enjoys gardens to both the front and rear, with the rear garden having been significantly enhanced by the current owners to create an attractive, low-maintenance and highly usable outdoor space.

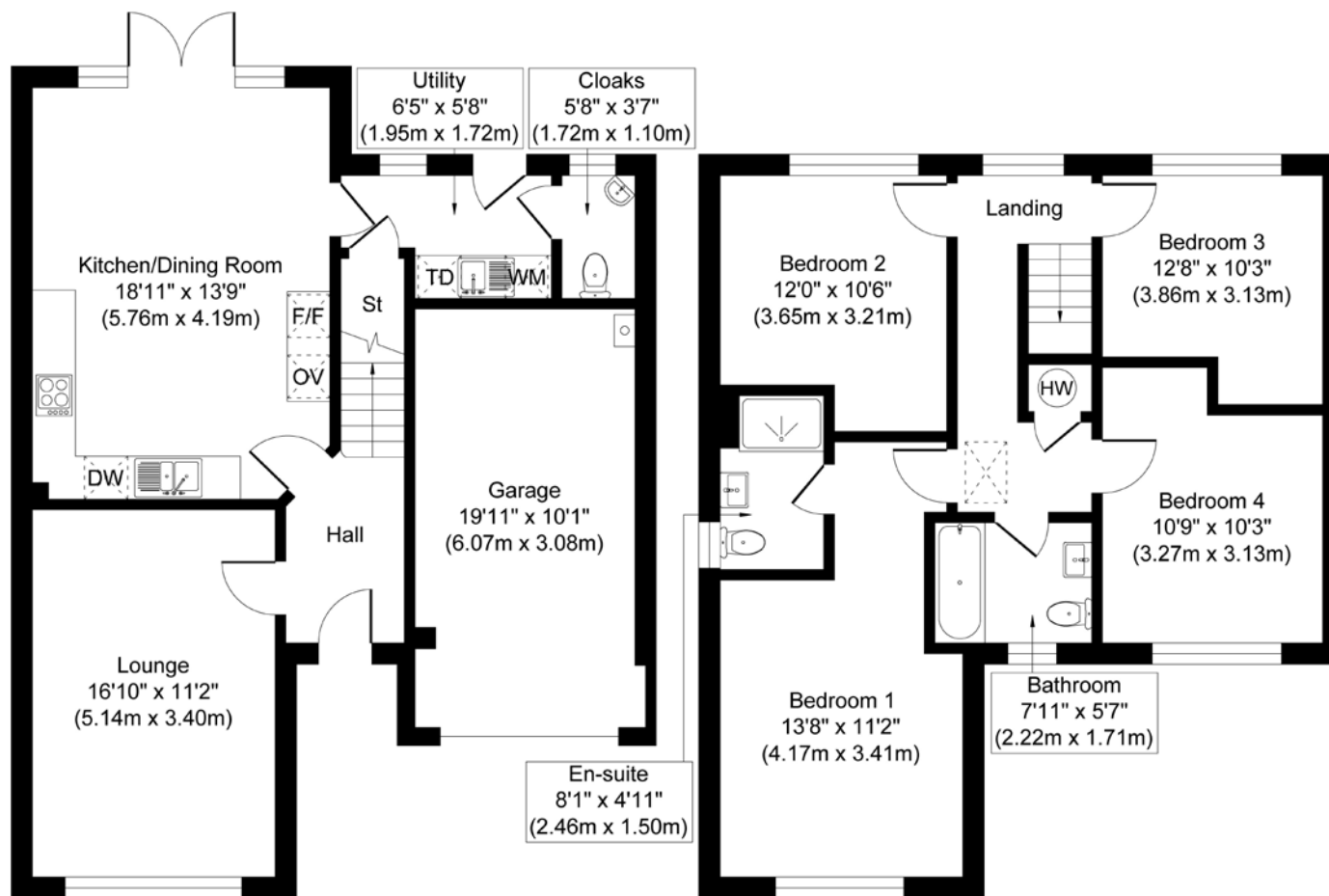
A substantial porcelain-paved patio provides an excellent area for outdoor dining and entertaining, while high-quality artificial lawn creates an attractive green backdrop that is both practical and easy to maintain. Timber sleepers have been used to create defined and colourful planted borders, adding texture, interest and a softer feel to the garden. The garden also benefits from a particularly useful detached cabin, which has been thoughtfully equipped with electricity, lighting and heating, making it a genuinely versatile additional space. It could be used as a home office, hobby room, gym, teenage retreat or simply a quiet space away from the main house.

To the front, a private driveway provides convenient off-road parking and leads to the integral garage, which offers secure parking, useful storage and potential for alternative uses, subject to any necessary consents.









TOTAL FLOOR AREA: 1524 sq. ft (141 sq. m)



EPC RATING
B



COUNCIL TAX BAND
E



GENERAL INFORMATION
Annual Charge
All services are mains connected

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