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33 Gainsborough Drive, Beltinge, Herne Bay, CT6 6QJ

Offers In Excess Of £550,000

- Chain Free Sale
- Sought-after Beltinge Village location
- Impressive extended open-plan living space
- Additional ground floor bedroom & shower room
- South-east facing garden
- Attractive corner plot position
- Versatile 5-bedroom layout plus study
- 27ft kitchen/family room with vaulted ceiling and skylights
- Approximately 1,967 sq ft of accommodation
- Short walk to the beach

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CHAIN FREE SALE.

Occupying a corner plot in a popular residential area of Beltinge Village, this beautifully extended five-bedroom detached home offers a superb balance of space, light and modern family living, just a short walk from the seafront.

Extending to almost 2,000 sq ft of versatile accommodation, the property is centred around an impressive 27ft kitchen/family room, forming part of a continuous open-plan living space. Featuring a vaulted ceiling with skylights and a bespoke birch ply kitchen, this striking area runs seamlessly into a bright dining area, creating a light-filled, open and highly sociable living space with a strong connection to the garden, with bifold doors from the dining area opening onto the patio.

A separate sitting room with wood burner provides a cosy retreat, offering a welcome contrast to the open-plan living.

The layout is ideally suited to modern family life, with a ground floor bedroom/further reception room and shower room, perfect for guests or home working.

To the first floor are four well-proportioned bedrooms, served by a family bathroom, along with a useful study.

Externally, the property benefits from its corner plot position, enjoying a greater sense of space, light and privacy than many neighbouring homes. Bifold doors open onto a paved sun terrace with integrated lighting, with steps leading up to a lawned garden.

The property is just a five-minute stroll from the beach and benefits from a chain-free sale, making it an excellent opportunity for those looking to move swiftly.



Council Tax Band:



Entrance Porch

Bright and practical entrance with space for coats and shoes.

Entrance Hall

Welcoming hallway.

Sitting Room

A cosy reception room featuring a wood burner.

Bedroom/Further Reception Room

Flexible ground floor room, ideal as a guest bedroom, home office or additional reception space.

Shower Room

Convenient ground floor shower room with electric shower.

Dining Room

Spacious and light-filled, with a south-easterly aspect, opening directly to the kitchen/family room and bifold doors opening onto the garden.

Kitchen-Family Room

Impressive extended space with a bespoke birch ply kitchen, exposed brickwork, tiled flooring and underfloor heating. A vaulted ceiling with skylights enhances the sense of space and light, forming the heart of the home and flowing into the dining area.

Utility Room

Useful separate utility space

First Floor

Bedroom One

Double bedroom with built-in wardrobes.

Bedroom Two

Double bedroom.

Bedroom Three

Double bedroom.

Bedroom Four

Double bedroom.

Study

Ideal for home working.

Family Bathroom

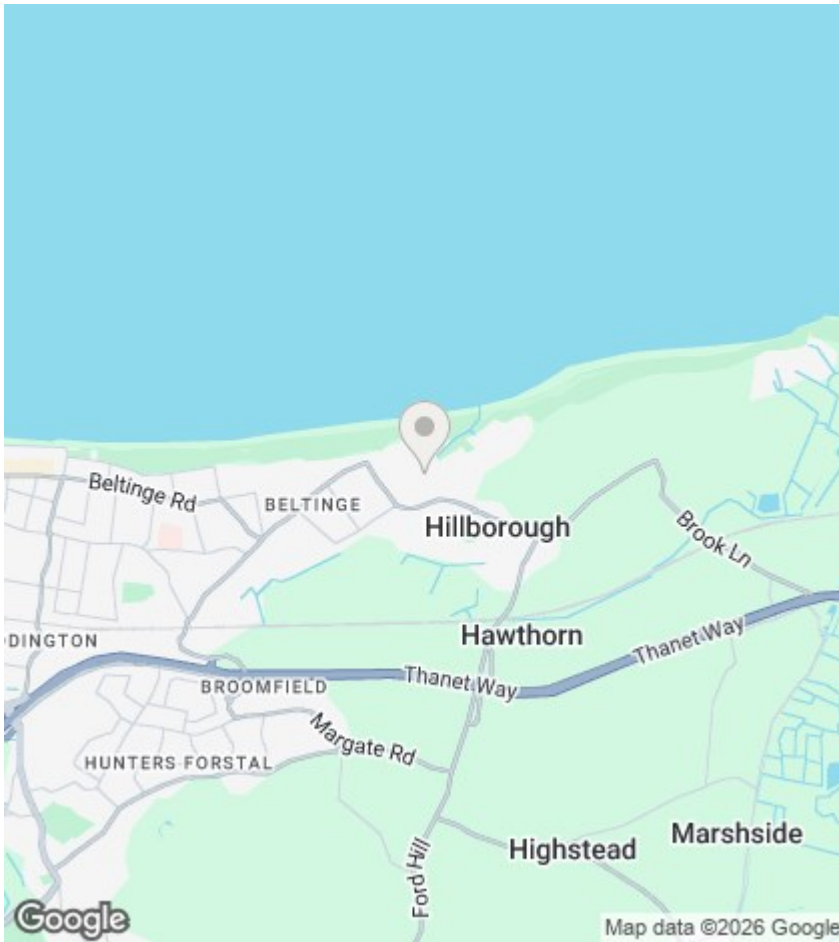
Family bathroom fitted with a bath.

Outside

Paved sun terrace with integrated lighting, ideal for outdoor dining and entertaining, with steps leading to

a lawned rear garden.

To the front, the property benefits from a garden in keeping with its corner plot position, enhancing the sense of space and separation. The property is also situated within a quiet cul-de-sac setting.



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)	A		
(81-91)	B		
(69-80)	C	70	74
(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	



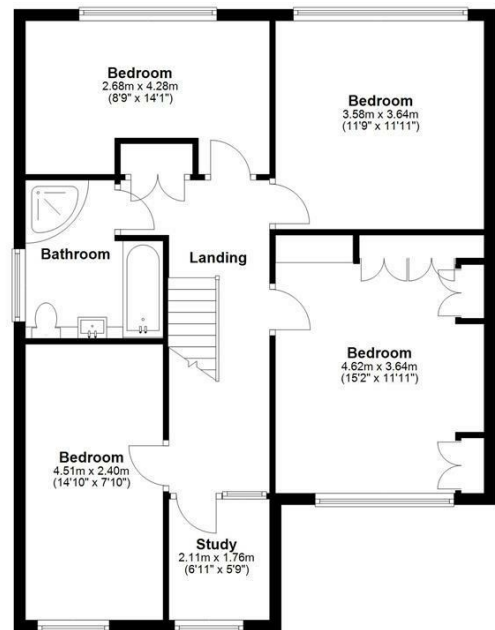
Ground Floor

Approx. 108.0 sq. metres (1162.5 sq. feet)



First Floor

Approx. 74.8 sq. metres (805.1 sq. feet)



Total area: approx. 182.8 sq. metres (1967.7 sq. feet)