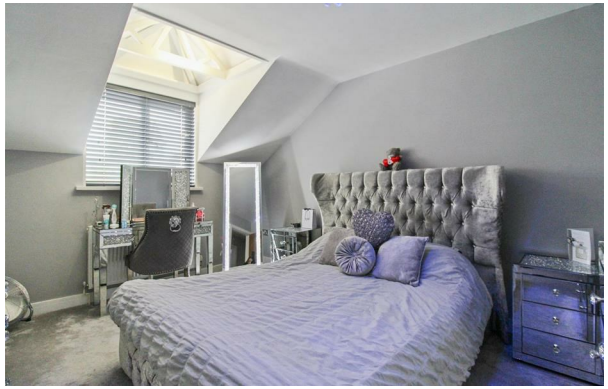
KE







8 Gainsborough Drive, Herne Bay, CT6 6QH

Offers In Excess Of £325,000

- Immaculate Condition Throughout
- Modern Fitted Kitchen/Diner With Integral Appliances
- Three Bedroom Detached House
- Low Maintenance Rear Garden with Side Access
- No Onward Chain

106 High Street, Herne Bay, Kent, CT6 5LE
01227 389 998

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https://kimberestates.co.uk

8 Gainsborough Drive, Herne Bay CT6 6QH

This beautiful house is presented to the market in immaculate order through and is nestled in the charming heart of Beltinge village. Perfectly situated, this home offers convenience at its finest, with a cluster of useful shops and the beach just a leisurely stroll away. The super school nearby adds to the appeal of this fantastic location. The property offers plenty of natural light with appealing features including a large, modern newly fitted kitchen/breakfast room, lounge featuring an entertainment wall adding a touch of style to the space, cloakroom and separate dining room. Upstairs boasts three good-sized bedrooms and a bathroom. Externally, there is a low maintenance rear garden plus ample parking via a driveway to the front.

3 1 2 B

Council Tax Band: D





GROUND FLOOR

Entrance Hallway
Front entrance door, staircase to first floor, under stair cupboard.

Cloakroom
Pedestal wash hand basin, low level WC.

Kitchen/Diner
14' 2" x 12' 2" (4.32m x 3.71m) Range of matching wall and base units with complementary worktops over, tiled splash backs, one and a half bowl sink and drainer unit, electric hob with extractor canopy over, integral oven, integral microwave, integral fridge freezer, double glazed bay window to front, radiator.

Lounge
11' 10" x 11' 8" (3.61m x 3.56m) Double glazed doors to rear leading to the garden, radiator.

Dining Room/Bedroom Four
9' 5" x 8' 0" (2.87m x 2.44m) Double glazed window to rear, radiator.

FIRST FLOOR

Landing
Loft access.

Bedroom One
13' 1" x 10' 4" (3.99m x 3.15m) Double glazed window to front, radiator.

Bedroom Two
11' 0" x 10' 4" (3.35m x 3.15m) Double glazed window to rear, radiator.

Bedroom Three
12' 3" x 9' 5" (3.73m x 2.87m) Double glazed window to rear, radiator.

Bathroom
9' 4" x 6' 5" (2.84m x 1.96m) Double glazed frosted window, p shaped bath with shower over, wash hand basin and low level WC set in vanity unit, partially tiled walls, heated towel rail.

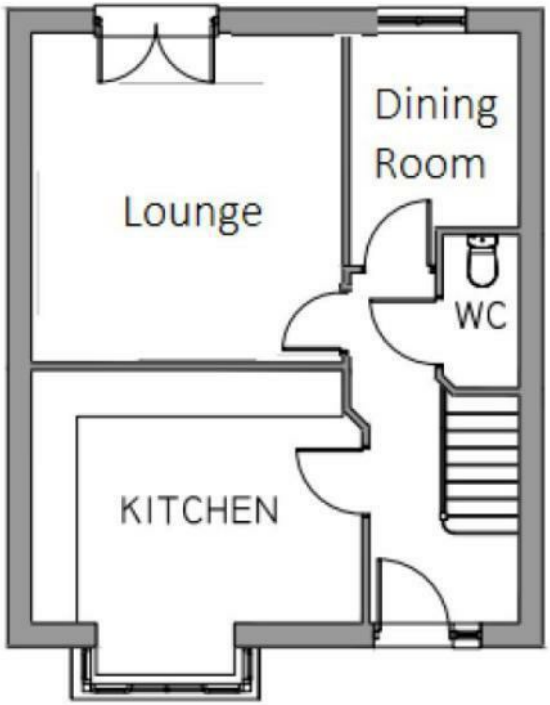
OUTSIDE

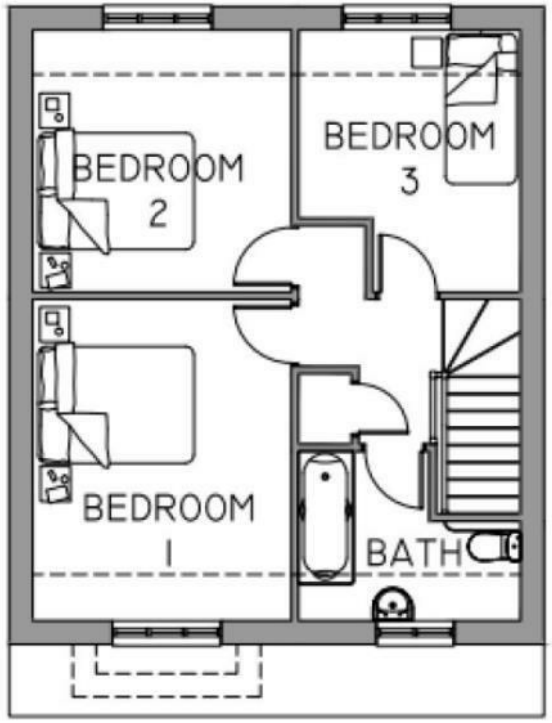
Front Garden
Open plan frontage, driveway providing off road parking for several vehicles.

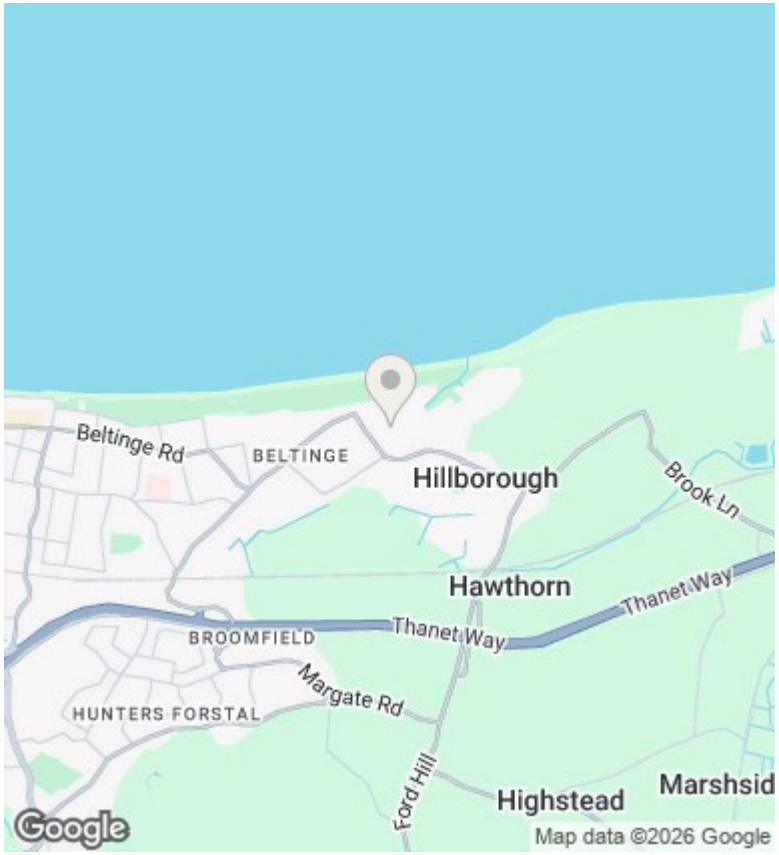
Rear Garden
Raised decking area, AstroTurf, side access.

Council Tax Band D

NB
At the time of advertising these are draft particulars awaiting approval of our sellers.





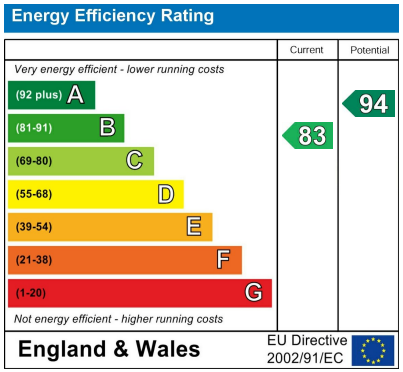


Viewings

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

Council Tax Band

D



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