

KE



33 Barnes Way, Herne Bay, CT6 6RQ

£425,000

- Excellent transport connections with regular bus services to Herne Bay, Canterbury and Whitstable.
- Originally constructed with an integral garage, now converted into a dining room, offering the flexibility to be reinstated as a garage if desired.
- Conveniently located close to Beltinge Village, which offers a range of local shops, amenities and everyday conveniences.
- Reculver Church of England Infant and Primary School, rated Outstanding by Ofsted, is approximately a five-minute walk away
- Ideally situated just a ten-minute walk from the beach, perfect for enjoying the coastline and outdoor activities.

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Tucked away in a cul-de-sac, this beautifully presented four-bedroom detached residence offers great ground floor living space making it an ideal family home.

The welcoming entrance hall provides access to three versatile reception rooms, offering plenty of space for both everyday family life and entertaining. To the rear, the spacious main living room enjoys an abundance of natural light, creating a bright and relaxing environment with views over the garden.

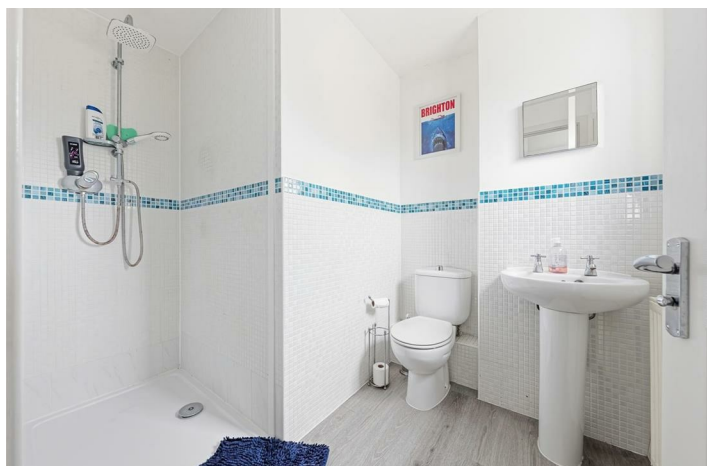
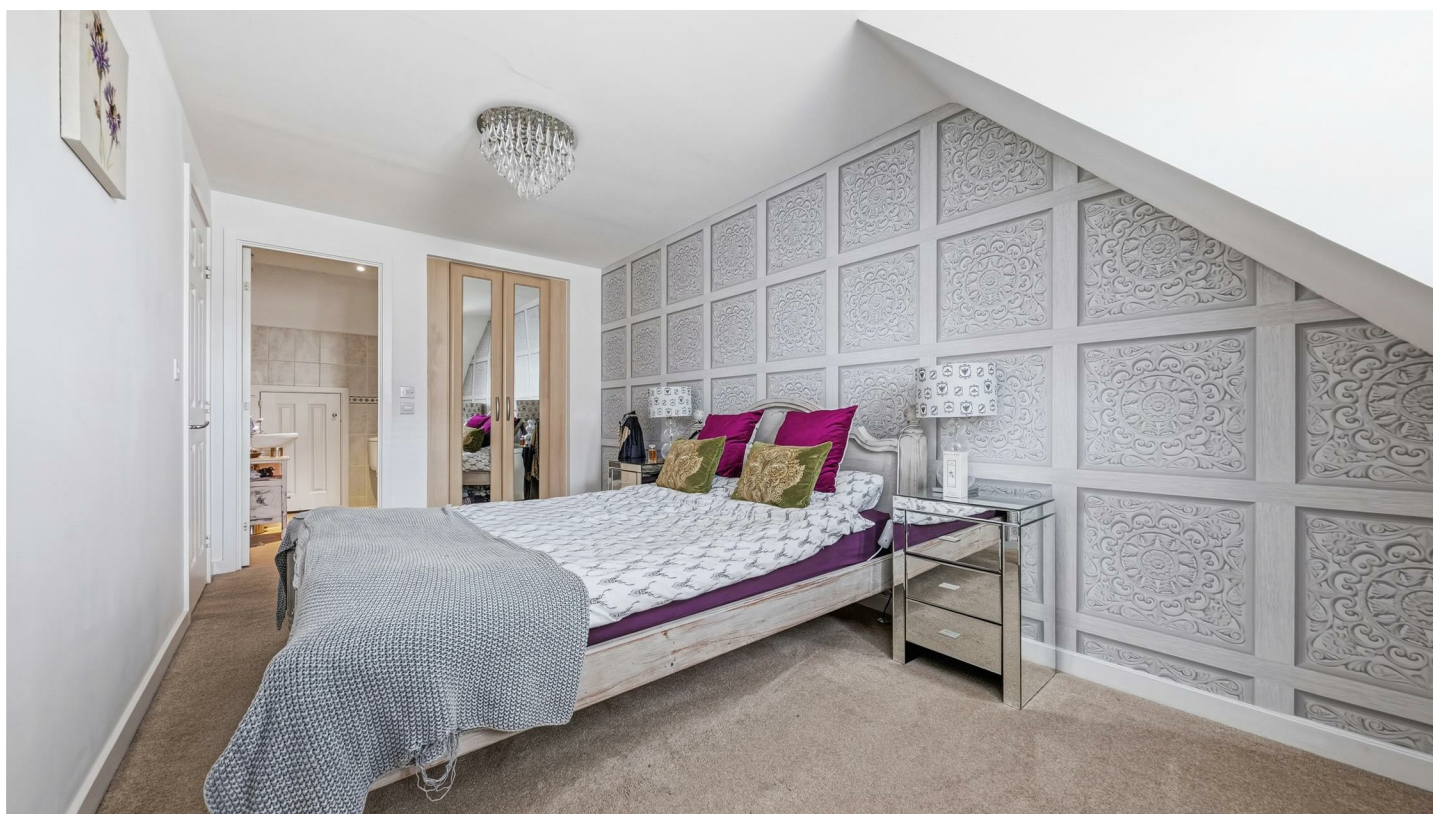
The property features four well-proportioned bedrooms, including three doubles and a comfortable single room. The principal bedroom benefits from its own en-suite shower room and a walk-in wardrobe, while a second bedroom also enjoys en-suite facilities. A family bathroom serves the remaining accommodation.

From the two rear-facing bedrooms, attractive distant sea views can be appreciated, adding to the home's appeal.

Outside, there is driveway parking for two vehicles. The rear garden is a particularly attractive feature, offering a private and peaceful setting. Thoughtfully landscaped with well-maintained lawns, colourful planting and a patio area ideal for outdoor dining and entertaining, the garden also includes a charming summerhouse and a useful storage shed.



Council Tax Band: E



Off street parking

Hallway

Cupboard understairs

Kitchen

8'5" x 12'3"

Double glazed window to front, sink and drainer with selection of matching wall and base units, fitted oven and hob

Cloakroom

Low flush wc, wash hand basin

Living Room

13'10" x 15'5"

Double glazed window and door to rear garden

Sitting Room

13'5" x 8'4"

Double glazed window to rear

Dining Room

12'2" x 8'6"

Double glazed window to front, door to storage room

Landing

Cupboard

Bedroom 1

13'5" x 6'2"

Double glazed window to front

En suite

Low flush wc, washing hand basin, shower cubicle

Bedroom 2

15'11" x 8'7"

Double glazed window to front, fitted wardrobe

En suite

Double glazed window to front, low flush wc, wash hand basin, shower cubicle

Bedroom 3

9'0" x 10'9"

Double glazed window to rear

Bedroom 4

9'0" x 10'0"

Double glazed window to rear

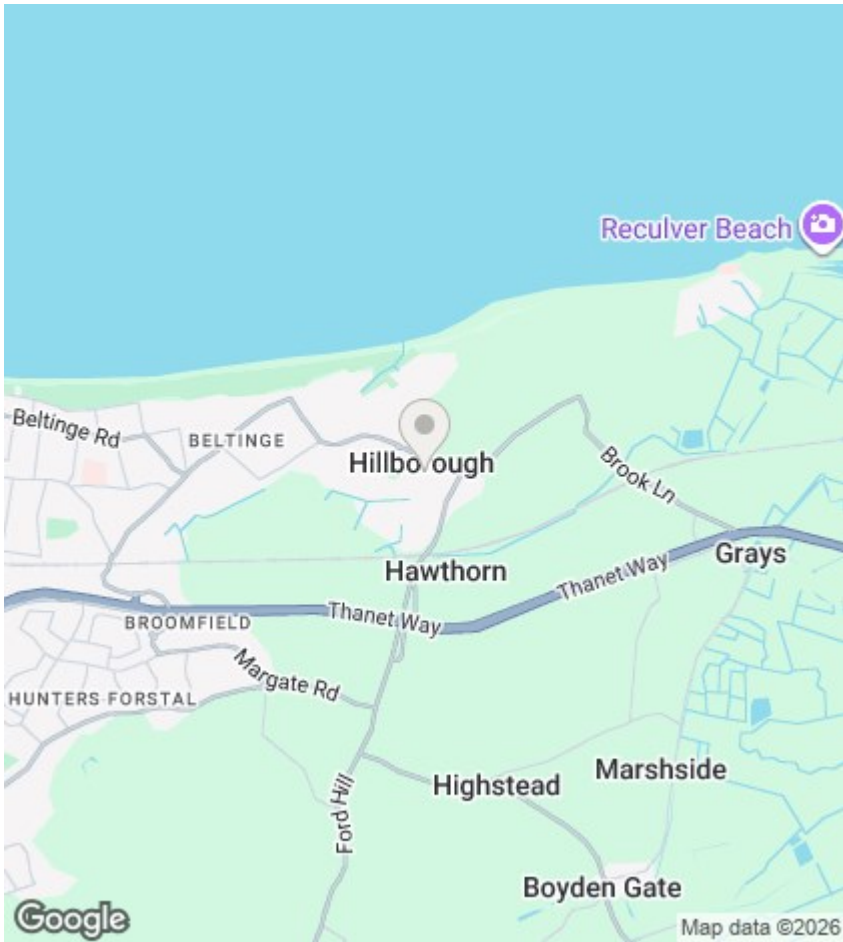
Bathroom

Panelled bath, low flush wc, wash hand basin

Rear Garden

Laid to lawn, patio area, flower and shrub borders, shed and summer house

Front driveway



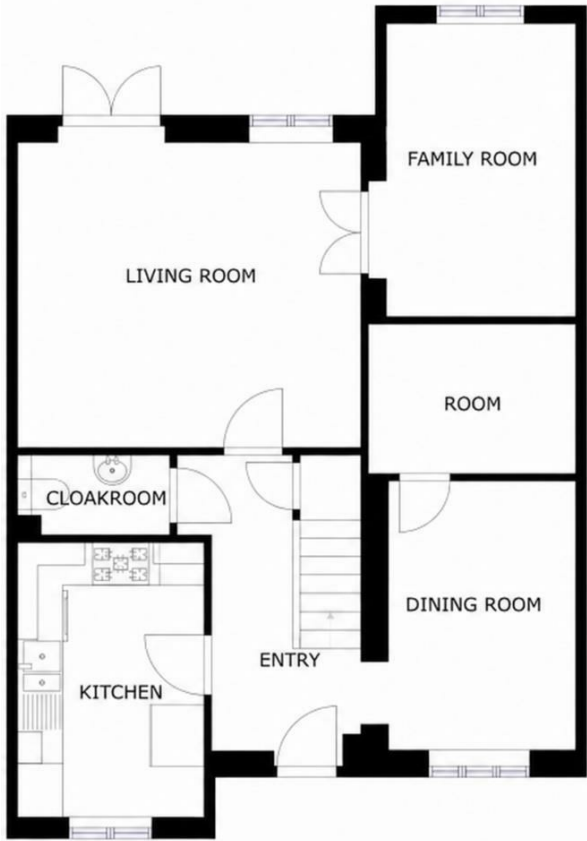
Viewings

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	79	82
(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	



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 786 sq.ft, FLOOR 2: 714 sq.ft
TOTAL: 1500 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY