

KE



32 Plaxton Way, Herne Bay, Kent, CT6 6FN

Offers In Excess Of £280,000

- Good condition throughout
- Parking For One Plus Visitor's Parking
- Perfect investment opportunity or first home
- Three Bedrooms Plus En-Suite Shower Room
- Prompt Sale Preferred

32 Plaxton Way, Herne Bay CT6 6FN

A perfect family home, this three-bedroom semi-detached family home is located in Plaxton Way in the delightful coastal town of Herne Bay. This property offers a perfect blend of comfort and convenience, making it an ideal choice for families or those seeking a peaceful retreat by the sea.

Upon entering, you will find a good-sized lounge/diner that provides a warm and inviting space for relaxation and entertaining. The layout is designed to maximise light and space, creating a welcoming atmosphere for family gatherings or quiet evenings in. The property boasts two well-appointed bathrooms, including an en suite to the master bedroom, ensuring ample facilities for the whole family.

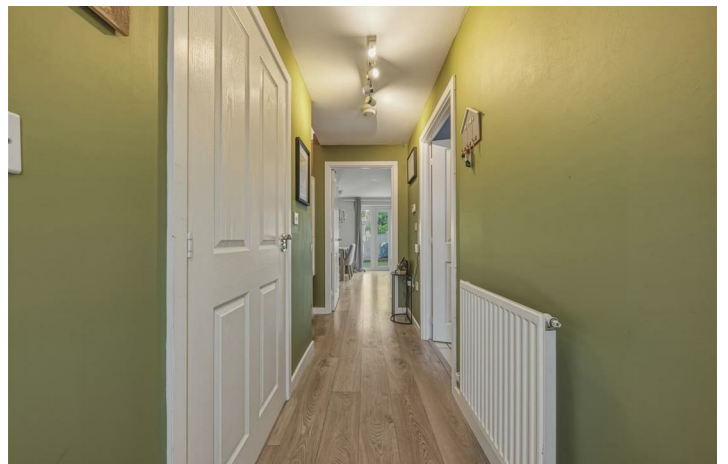
The home is in good condition throughout, having recently benefited from a new boiler, which adds to the overall appeal and efficiency of the property. The three bedrooms are generously sized, providing comfortable accommodation for family members or guests.

One of the standout features of this property is the secluded rear garden, which offers a private outdoor space for children to play or for adults to unwind. The garden also includes side access, making it easy to bring in garden furniture or equipment.

Additionally, there is parking available for one vehicle, adding to the convenience of this lovely home. Plaxton Way is a fantastic opportunity for anyone looking for a well-maintained family home in a desirable location. Don't miss your chance to make this delightful property your own.



Council Tax Band: C



Hallway

Double glazed front door

Cloakroom

Double glazed window to side, low level wc, wash hand basin

Kitchen

10'8' x 8'8'

Double glazed window to front, stainless sink and drainer with selection of cupboards and draws under, fitted hob, fitted oven, space and plumbing for washing machine, dishwasher

Lounge/diner

16' x 14'5'

Double glazed window to rear, double glazed window french doors to garden, cupboard understairs

Landing

Bedroom one

12'2' x 9'4'

Double glazed window to rear,

En -Suite Shower Room

Wash hand basin, low level wc, shower cubicle

Bedroom Two

10'2' x 9'5'

Double glazed window to front, loft access

Bedroom Three

6'7' x 6'6'

Double glazed window to rear

Bathroom

Double glazed window to front, panelled bath with shower attachment, low level wc, wash hand basin

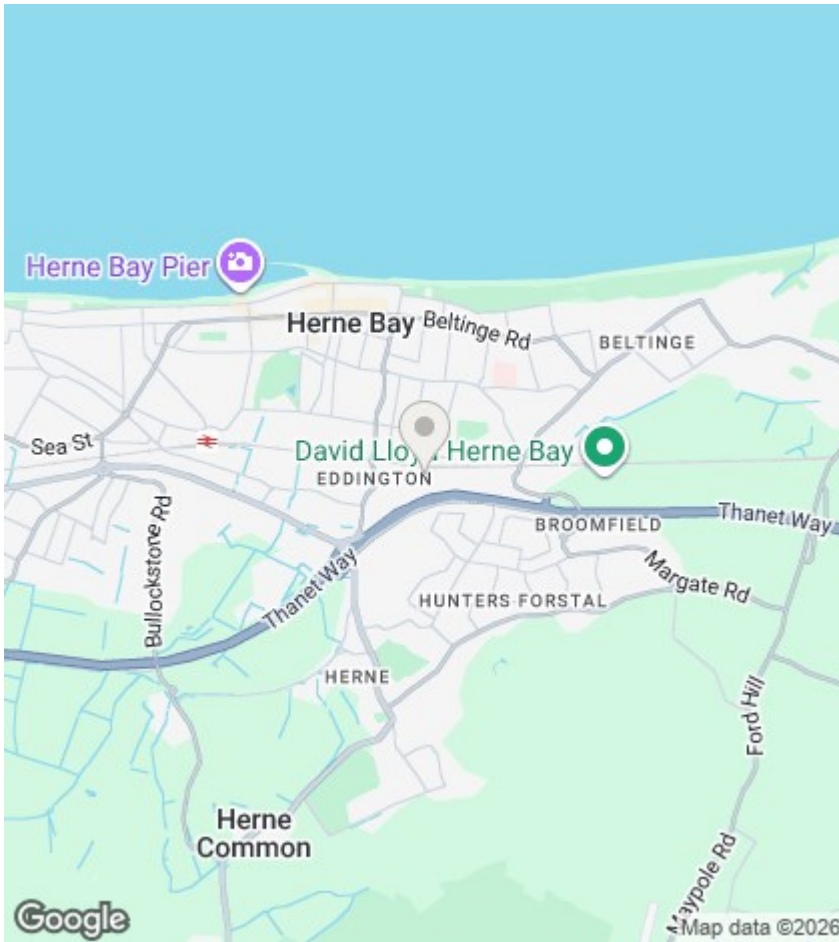
Rear garden

Low maintenance, astro

Front garden

Open plan frontage, driveway providing off street parking for one vehicle

Driveway Providing Off Road Parking



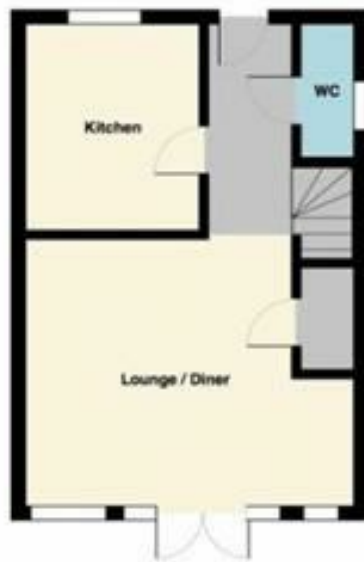
Viewings

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 | | | 91 |
| (81-91) B | | | |
| (69-80) C | | 77 | |
| (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



First Floor