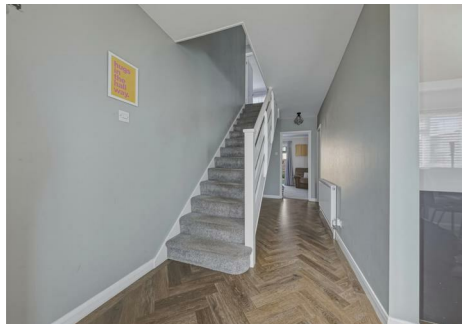


# KE



14 Darenth close, Herne bay, CT6 7EX

£425,000

- Four bedroomed extended family home
- No onward chain
- Good condition throughout
- Quiet cul de sac location in Herne village
- Kitchen/breakfast room and utility room

# 14 Darenth close, Herne bay CT6 7EX

Located in a quiet cul de sac in Darenth Close, Herne Bay, this four-bedroom detached family home presents an excellent opportunity for those seeking a peaceful yet convenient lifestyle. The property boasts a well-maintained interior, ensuring a welcoming atmosphere for families of all sizes.

Downstairs accommodation offers a spacious reception room that serves as the heart of the home, perfect for family gatherings or entertaining guests. The extended kitchen/breakfast room is a standout feature, offering ample space for culinary creations and casual dining. Additionally, a separate utility/study room enhances practicality, making household chores more manageable.

The four generously sized bedrooms provide comfortable living spaces, ideal for family members or guests. The well-appointed bathroom caters to the needs of the household, ensuring convenience and comfort.

One of the key advantages of this property is the absence of an onward chain, allowing for a smoother transition into your new home. The quiet location enhances the appeal, making it an ideal retreat from the hustle and bustle of everyday life.

This delightful family home in Herne is not to be missed. With its combination of space, comfort, it is sure to attract interest from discerning buyers. We invite you to explore the potential this property has to offer.



Council Tax Band: D



## **Hallway**

Double glazed door,

## **Kitchen/breakfast room**

17' x 7'9'

Double glazed window to front and side, double glazed door to side, sink and drainer with selection of matching cupboards and draws under, integral fridge/freezer, integral dishwasher, electric hob, oven, extractor hood over, integral microwave, breakfast bar

## **cloakroom**

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

## **Utility room/study**

13'1 x 8'1'

Stainless steel sink and drainer, cupboards under, space for fridge/freezer, washing machine and tumble dryer

## **Lounge/diner**

22'9' x 11'2'

Double glazed door to garden, double glazed window to rear

## **Landing**

### **Bedroom 1**

11'8' x 11'

Double glazed window to rear

### **Bedroom 2**

11'4' x 9'9'

Double glazed window to front

### **Bedroom 3**

10'9' x 10'9'

Double glazed window to rear, storage cupboard

### **Bedroom 4**

13'4' 11'2'

Double glazed window to front

## **Bathroom**

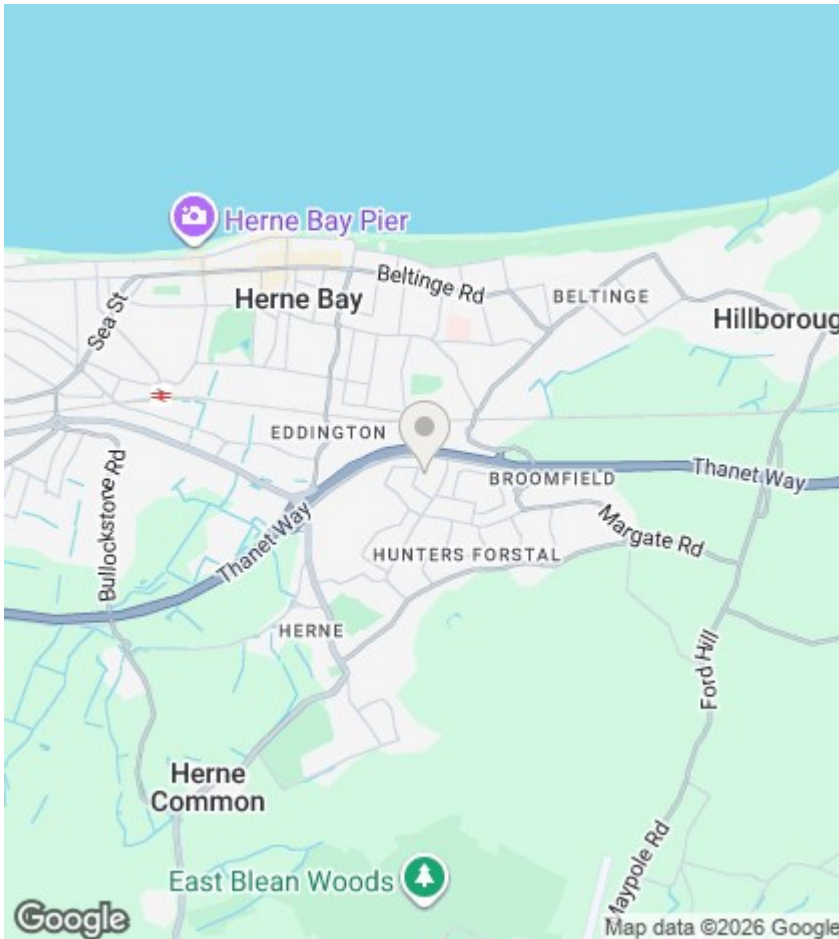
Double glazed window to side, panelled bath, wash hand basin cupboard under, low level wc,

## **Rear Garden**

Side access, patio area, astro turf, raised borders

## **Garage space**

Electric door with storage behind



## Viewings

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

## EPC Rating:

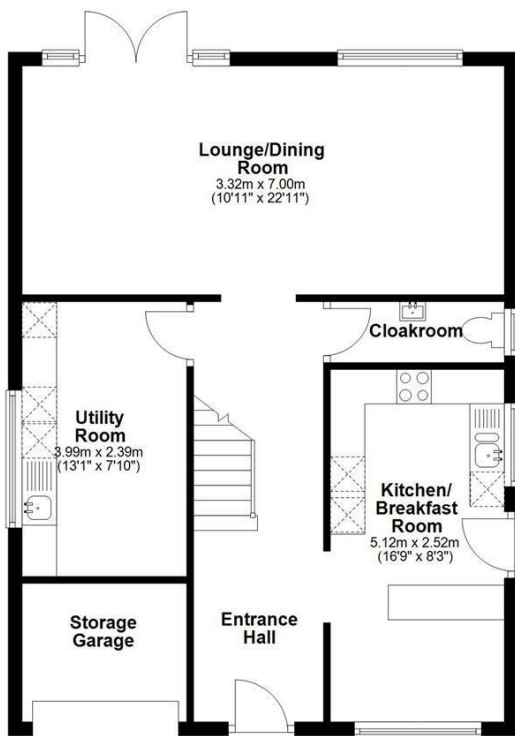
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



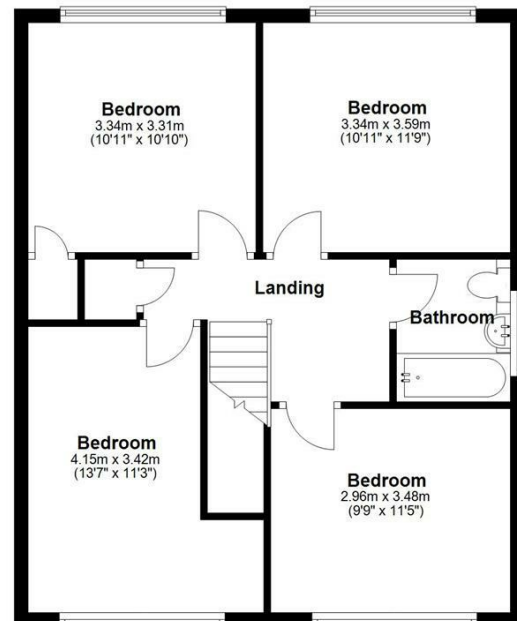
### Ground Floor

Approx. 66.6 sq. metres (716.9 sq. feet)



### First Floor

Approx. 59.9 sq. metres (644.8 sq. feet)



Total area: approx. 126.5 sq. metres (1361.6 sq. feet)