KE

34 Margate Road, Broomfield, Herne Bay, CT6 7BL

Offers In Excess Of £475,000

- Four Double Bedrooms, Stylish En-Suite to Primary Bedroom plus a New Family Bathroom
- Modern Kitchen/Diner
- Garage Providing Ample Storage and Parking
- Lounge & Conservatory – Comfortable Lounge Flowing into a Large, Bright Conservatory
- Outdoor Space – Generous Garden, Ideal for Children and Entertaining
- Bus Routes - serving Herne Bay, Whitstable And Canterbury

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

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This beautifully presented detached house offers spacious and flexible accommodation, ideal for modern family living. At the heart of the home is a modern kitchen/diner featuring an attractive fitted kitchen, utility room, and cloakroom, perfect for busy family life. A comfortable lounge opens into a large conservatory, providing a bright and inviting space for relaxing or entertaining.

The first floor comprises four well-proportioned bedrooms, all benefiting from new en-suite facilities, together with a new family bathroom, combining contemporary style with practicality. Outside, the property enjoys a generous garden, ideal for children and outdoor entertaining, as well as a garage providing excellent storage and parking options.

Located on the peaceful outskirts of Herne Bay, the property offers the perfect balance of tranquility and convenience, with easy access to local amenities, schools, and transport links. This move-in-ready home represents a rare opportunity to acquire a stylish family residence.

4 2 2 C

Council Tax Band: E

GROUND FLOOR

Reception Hall

Lounge
20'2 x 10'9

Kitchen-Diner
17'5 x 12'

Utility Room
5'6 x 5'6

Cloakroom

Conservatory
11'1 x 8'9

FIRST FLOOR

Primary Bedroom
12'11 x 10'3

En-Suite Shower Room

Bedroom Two
12'5 into bay x 10'7

Bedroom Three
8'11 x 8'9

Bedroom Four
10'11 max x 7'2

Family Bathroom

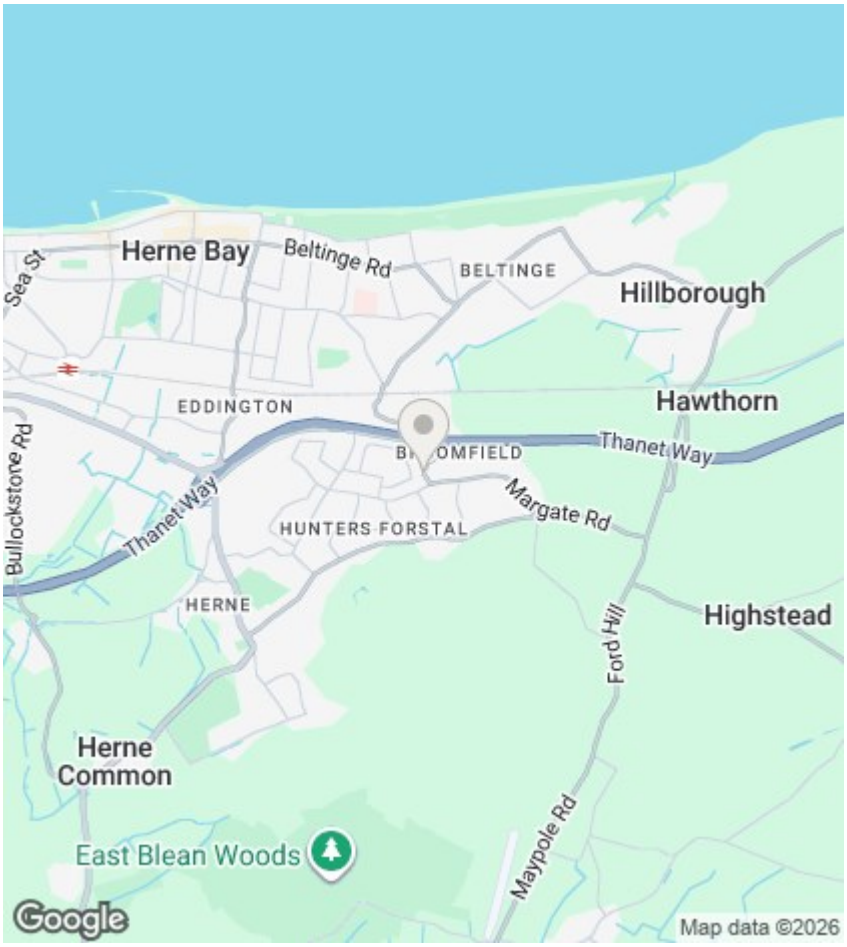
OUTSIDE

Rear Garden
48 x 46' narrowing to 20'

Open Plan Frontage And Driveway

Garage
19' x 9'

COUNCIL TAX BANDING E

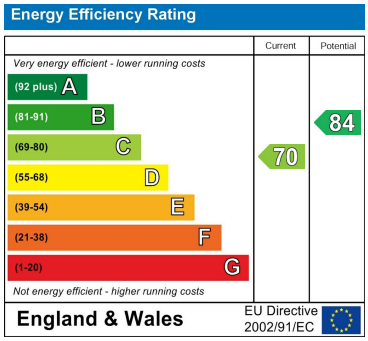


Viewings

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

EPC Rating:

C



Ground Floor

1st Floor

TOTAL DWELLING AREA 1180 SQ FT / 109.7 SQ M

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale, and for illustration purposes only. Areas, layouts, and elements of tintuest and fittings are indicative only and are not to be coed as a baiss for valuations. Dimensions and layet ts are seplect on restruction variations and they and any other details are subject to change.

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