

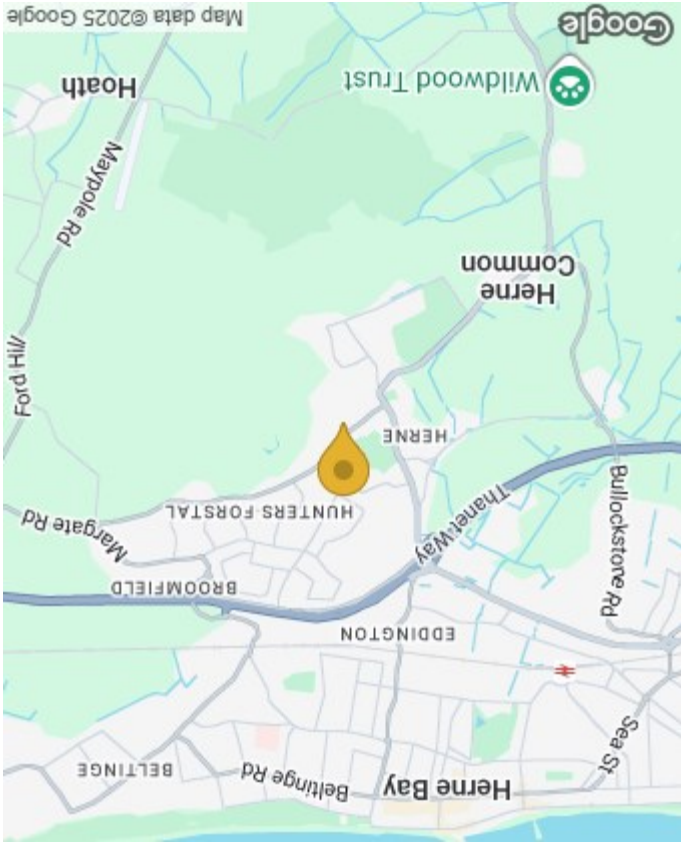


VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions	Current	Potential
(1-20)	G	
(21-30)	F	
(31-40)	E	
(41-50)	D	
(51-60)	C	
(61-70)	B	
(71-80)	A	
(81-90)		
(91-100)		

England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	Current	Potential
(1-10)	A	
(11-15)	B	
(16-20)	C	
(21-25)	D	
(26-30)	E	
(31-35)	F	
(36-40)	G	
(41-50)		
(51-60)		
(61-70)		
(71-80)		
(81-90)		
(91-100)		



4 Streetfield
Herne Bay, CT6 7AT



Working for you and with you

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Herne Bay, CT6 7AT

This attractive detached bungalow is situated in the historic village of Herne approximately a 5-minute walk from the local store and Post Office and St Martin-in-Herne Grade I listed church.

A spacious entrance hall is a light and bright introduction to this well-presented home and sets the tone for the rest of the bungalow. The L-shaped lounge/diner is a versatile room for leisure and entertaining, while the contemporary kitchen provides a modern touch.

Situated at the back of the bungalow, a good size garden room provides an exceptionally useful second reception room.

Two double and one single bedroom, cloakroom, shower room and handy utility porch complete the interior.

The secluded South Westerly rear garden is a lovely private setting for rest and relaxation and provides ample space to enjoy time with family and friends.

Neatly presented, the front garden adds to the curb appeal of this home.

Call Spiller Brooks to book your viewing today.

£379,995



Entrance Hall

Upvc double glazed door with Upvc double glazed side panels. Storage cupboard. Double power point. Telephone socket. Radiator. Two wall light points. Thermostat control for central heating. Loft access. Glazed doors to the lounge/diner.

Inner hall

Cloaks cupboard with hanging rail and shelf. Upvc double glazed door to the conservatory.

Cloakroom

High level Upvc double glazed window. Vanity unit with inset wash hand basin with mixer tap and close coupled WC. Wall mounted Worcester combination gas boiler and heating controls. Radiator. Inset downlighter.

L Shaped Lounge/Diner

Lounge

16'8 x 8'11 (5.08m x 2.72m)
Large Upvc double glazed window to the front with plantation shutters. Wall mounted remote controlled electric fire. Radiator.

Dining Area

16'8 x 8'3 (5.08m x 2.51m)
Upvc double glazed window to the side with plantation shutter. Two wall light points. Opening to the kitchen.

Kitchen

9'5 x 8'2 (2.87m x 2.49m)
Upvc double glazed window and Upvc double glazed door to the utility porch. Range of matching wall, base and drawer units. Marble effect work surfaces with inset sink with mixer tap. Induction hob with extractor cooker hood above and electric single oven and grill below. Integrated dishwasher. Partially tiled walls. Base cupboard housing the gas meter and consumer unit.

Utility Porch

11'3 x 4'5 (3.43m x 1.35m)
Upvc panels with double glazed obscure windows and door to the rear garden. Polycarbonate roof. Power and light. Space for fridge/freezer and space and plumbing for washing machine.

Bedroom 1

9'7 x 9'6 (2.92m x 2.90m)
Upvc double glazed window overlooking the rear garden. Built-in wardrobe cupboard. Radiator.

Bedroom 2

9'6 x 7'5 (2.90m x 2.26m)
Upvc double glazed window to the side. Radiator.

Bedroom 3

9'7 x 6'4 (2.92m x 1.93m)
Upvc double glazed window overlooking the rear garden. Radiator. This room is currently used as a dressing room.

Shower Room

Upvc double glazed obscure window to side. Suite comprising large shower enclosure, shower tower with body jets, fixed shower head and hand held shower attachment, vanity unit with inset wash hand basin and close coupled WC. Fitted cupboard. Tiled walls.

Garden Room

Upvc double glazed windows and French doors to the rear garden. Power points. Two wall light points.

Rear Garden

Extensive lawn area with paved patio. Timber shed and additional building with power and light providing garden storage. Established planting. Gated pedestrian side access. Exterior tap and lights.

Front Garden

Carport. Block paved driveway. Low maintenance plum slates with established planting.

Tenure

This property is Freehold.

Council Tax Band

Band C : £2,009.53 2024/25
We suggest that interested parties make their own enquiries.

Location & Amenities

The village post office/local store is approximately 0.2 miles - 5 minutes on foot.

Bus services to nearby towns are available in School Lane and Canterbury Road.

Herne Bay town and seafront offering a selection of facilities including independent and high street retailers, is approximately 2 miles. Additional leisure facilities such as the swimming pool and cinema are also available in the town.

The mainline railway station (approximately 2 miles) provides fast and frequent services to London St Pancras & London Victoria.

The A299/A2990 is easily accessible providing a link to the A2 and M2.

