

# 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.

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

olivia@kimberestates.co.uk  
kimberestates.co.uk

# 33 Barnes Way, Herne Bay CT6 6RQ

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.

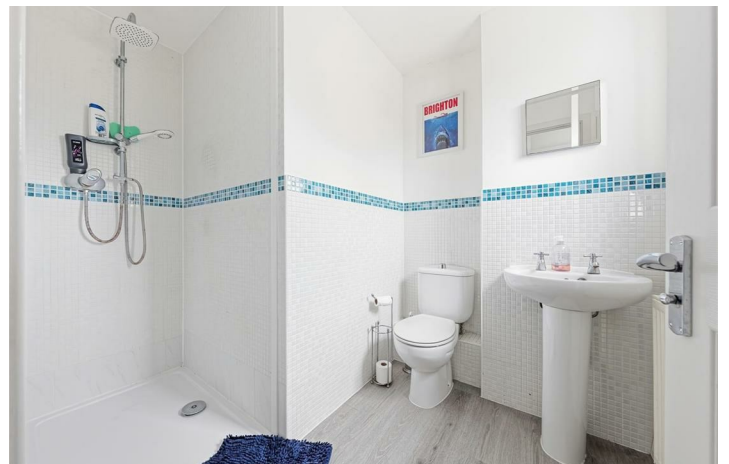
The property features four well-proportioned bedrooms, including three doubles and a comfortable single room. The principal bedroom benefits from its own en-suite shower room and a walk-in wardrobe, while a second bedroom also enjoys en-suite facilities. A family bathroom serves the remaining accommodation.

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

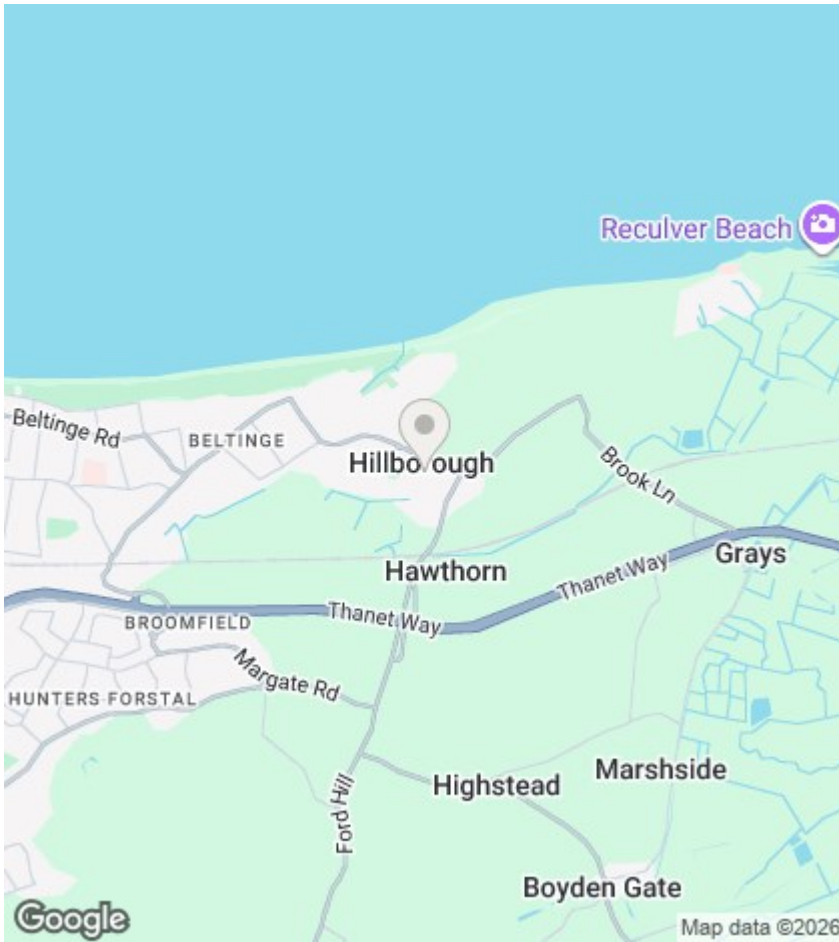
### **Bathroom**

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**



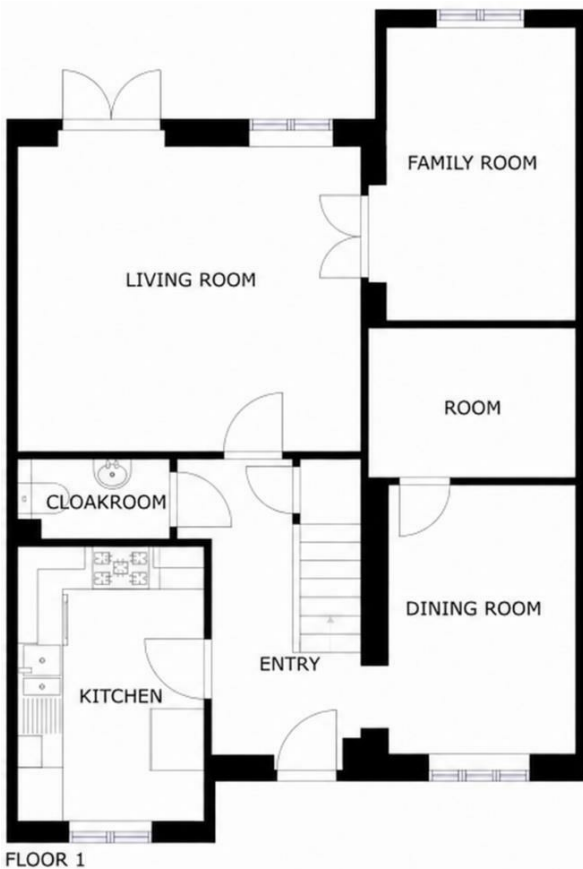
## Viewings

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