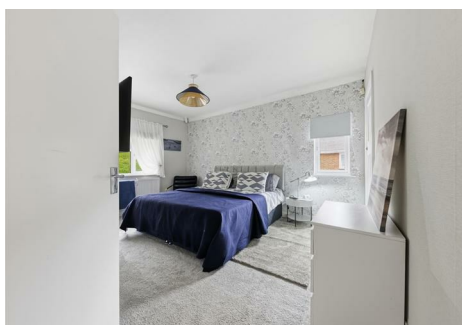


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2 New Road Cottages Herne Road, Herne Bay, CT6 7LF

£695,000

- Modernised 4 bedroomed family home
- Semi rural location situated on a private road
- Good size rear garden perfect for entertaining
- Woodland views from rear garden
- Separate Annexe/Air B&B

2 New Road Cottages Herne Road, Herne Bay CT6 7LF

This beautifully modernised four-bedroom family home offers a perfect blend of comfort and style. The property boasts an inviting annexe, ideal for family, friends or as a private workspace, enhancing its versatility for modern living.

As you step inside, you will be greeted by a bright and airy interior that has been thoughtfully updated throughout. The spacious layout provides ample room for family gatherings and entertaining, while the contemporary finishes ensure a stylish atmosphere. Each bedroom is generously sized, providing a peaceful retreat for all family members.

One of the standout features of this home is the delightful rear garden, which offers a good size for outdoor activities and relaxation. The garden presents a picturesque woodland outlook, creating a serene backdrop for your daily life. Imagine enjoying your morning coffee or hosting summer barbecues in this lovely outdoor space.

Situated on a private road, this property enjoys a quiet semi-rural location, making it an ideal choice for those seeking a peaceful lifestyle while still being within easy reach of local amenities. Herne Bay is known for its charming coastal atmosphere, and this home provides the perfect base to explore the surrounding area.

In summary, this four-bedroom house with an annexe on New Road is a remarkable opportunity for families looking for a modern, spacious, and serene home. With its beautiful garden and quiet location, it truly is a gem in Herne Bay.

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Council Tax Band: E



Hallway

Lounge/diner

22'2" x 14'2" max

Double glazed windows to front

Kitchen/diner

19' x 14'9"

Double glazed window and door to rear garden, 1 1/2 sink and drainer with selection of matching cupboards and draws under, integral dishwasher, integral electric hob, integral oven and microwave

Bathroom

Double glazed window to rear, panelled bath with shower over, wash hand basin with cupboard under, low flush wc, heated towel rail

Annexe Area - Kitchen/Diner/Lounge

Bi fold doors to rear garden, sky lantern, sink and drainer with cupboard under, selection of matching wall and base units, integral dishwasher, fridge/freezer, electric hob and combi oven/microwave

Annexe - Bedroom

12'1" x 14'6"

Double glazed window to rear

Shower room

Wash hand basin with cupboard under, low flush wc. separate shower cubicle

Landing

Bedroom 1

14'2" x 11'7"

Double glazed windows to front and side, fitted cupboards

Bedroom 2

11'3" x 8'8"

Double glazed window to rear

Bedroom 3

10'1" x 9'3"

Double glazed window to front

Bedroom 4

11'4" x 6'4"

Double glazed to rear

Shower Room

Double glazed window to rear, shower cubicle, low flush wc., wash hand basin cupboard under

Rear Garden

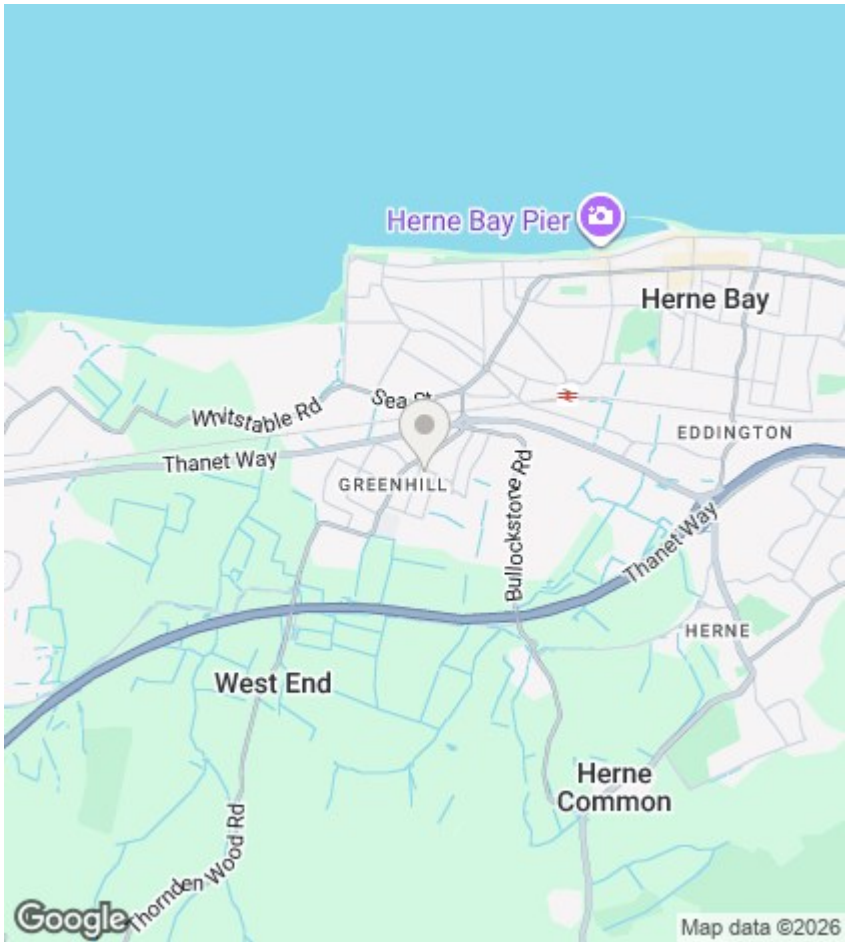
Good size rear garden with patio area, laid to lawn

Front Garden

Block paved driveway offering parking for several vehicles

Garage

Up and over door, storage space



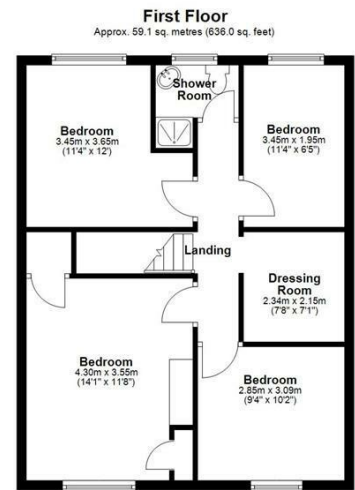
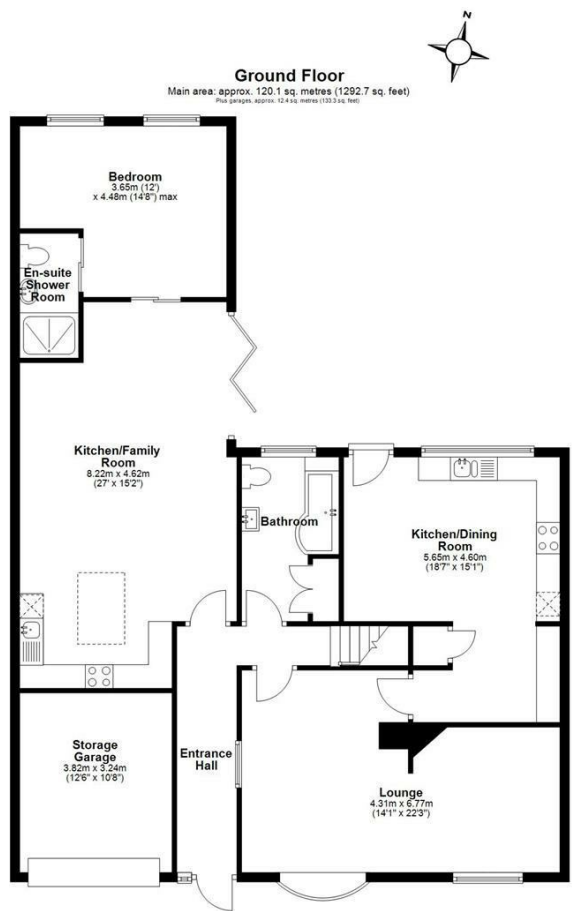
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Main area: Approx. 179.2 sq. metres (1928.7 sq. feet)
Plus garages: approx. 12.4 sq. metres (133.3 sq. feet)