

# KE



17 Steed Close, Herne Bay, CT6 7TQ

Offers In Excess Of £400,000

- 4 bedroomed family home
- Looking out to Green
- Secluded corner plot
- Extended living accommodation
- Quiet cul de sac location
- Floor plan to follow

# 17 Steed Close, Herne Bay CT6 7TQ

Located on a corner plot, tucked away in Steed Close, Herne, this charming four-bedroom family home offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for family gatherings and entertaining guests. The extended living accommodation enhances the home's appeal, ensuring that every corner is utilised to its fullest potential.

The residence features four well-proportioned bedrooms, including a master suite complete with an en suite bathroom, offering a private retreat for relaxation. With an additional bathroom, this home is well-equipped to cater to the needs of a growing family.

One of the standout features of this property is the secluded rear garden, a delightful outdoor space perfect for children to play or for hosting summer barbecues. The garden provides a peaceful escape, while the front of the house overlooks a green, adding to the serene atmosphere of the location.

Off-street parking is also available, ensuring convenience for residents and visitors alike. This home is ideally situated in a quiet area, making it a wonderful choice for those seeking a peaceful lifestyle while still being close to local amenities.

In summary, this delightful family home in Herne Bay is a rare find, combining spacious living areas, a beautiful garden, and a prime location. It is an ideal choice for families looking to settle in a friendly and quiet neighbourhood.



Council Tax Band: C



### **Hallway**

Cupboard housing boiler, cupboard

### **Lounge**

14'3' x 11'11'

Wood burner

### **Sun Room**

18'2' x 9'

Double glazed windows and door to garden

### **Kitchen**

13'6 x 7'

Double glazed window to rear, double glazed door to garden, ceramic sink and drainer with selection of matching wall and base units, space for washing machine, dishwasher, fridge/freezer and tumble dryer, fitted gas hob, fitted oven

### **Bedroom 1**

11'1 x 12'8'

Double glazed window to front,

### **En suite**

Shower cubicle, low flush wc, wash hand basin with cupboard under

### **Bedroom 2**

13' x 9'7'

Double glazed window to front

### **Bedroom 3**

17'5' x 8'5'

Double glazed window to front

### **Bedroom 4**

9'9' x 9'1'

Double glazed window to front

### **Bathroom**

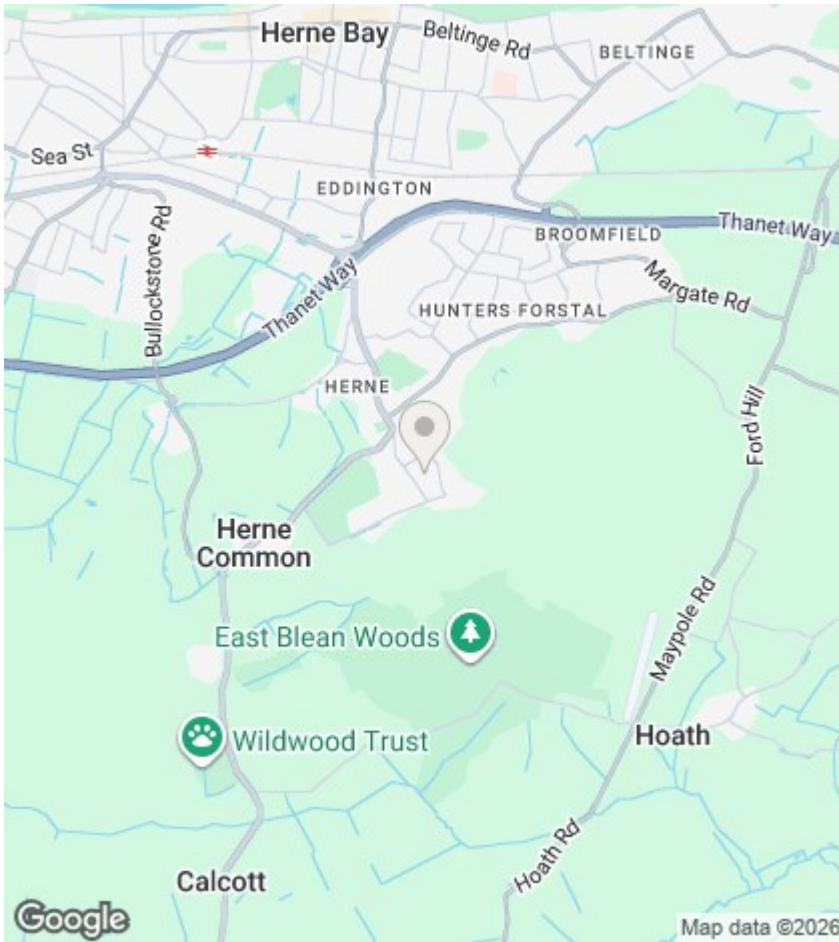
Double glazed window to side, low flush wc, wash hand basin with cupboard under, panelled bath with shower over

### **Rear Garden**

Side access, secluded with patio areas

### **Front**

Block paved driveway for 2 cars



## Viewings

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

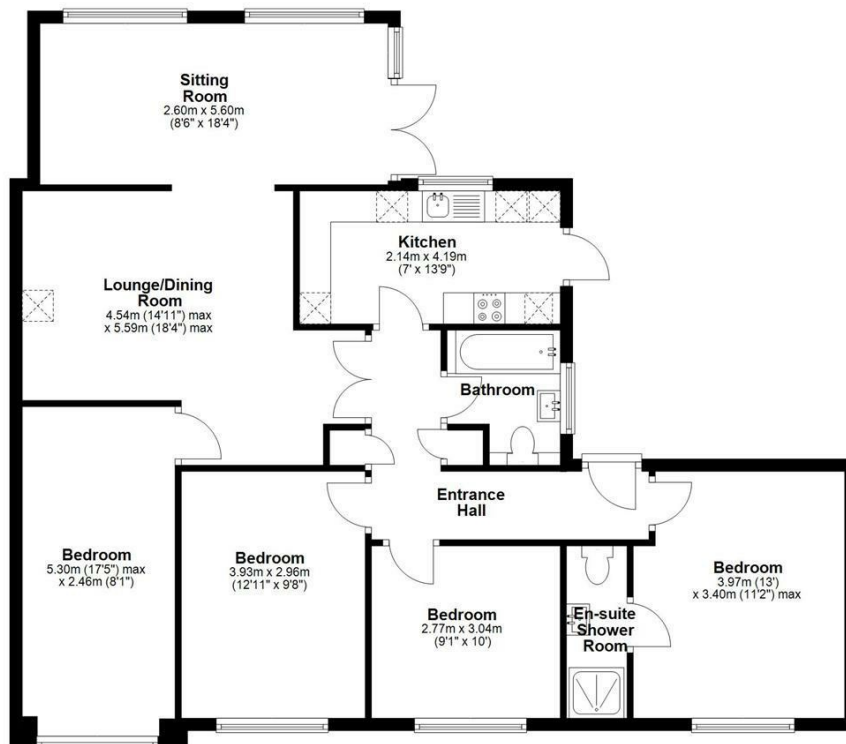
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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	

## Ground Floor

Approx. 107.2 sq. metres (1153.7 sq. feet)



Total area: approx. 107.2 sq. metres (1153.7 sq. feet)