

KE



38 Beaumanor, Herne Bay, CT6 5TQ

Offers In Excess Of £375,000

- 3 bed detached family home
- L shaped garden with plenty of scope to extend
- Good size living accommodation
- Vacant possession / No onward chain
- Quiet cul de sac / Detached garage

38 Beaumanor, Herne Bay CT6 5TQ

Located in the quiet cul de sac in Beaumanor, Herne Bay, this delightful three-bedroom detached house offers a wonderful opportunity for families and individuals alike. Set on a generous corner plot, the property boasts ample outdoor space, presenting potential for future extensions to suit your needs.

Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation and entertaining. The house features three well-proportioned bedrooms, ensuring comfortable living for all occupants. The bathroom is conveniently located, catering to the needs of the household with a good size kitchen/diner.

The property benefits from a garage and a driveway, providing secure parking and additional storage options. With vacant possession and no onward chain, this home is ready for you to move in without delay.

Situated in a quiet cul-de-sac, the location offers a peaceful environment while still being within easy reach of local amenities and the beautiful coastline of Herne Bay. This property is an excellent choice for those seeking a tranquil lifestyle in a friendly community. Don't miss the chance to make this house your new home



Council Tax Band:



Entrance Hallway

Double glazed front door

Cloakroom

Double glazed window to side, low flush wc, wash hand basin

Kitchen/dining room

18'5' x 13'2'

Double glazed window to rear and side, sink and drainer with cupboards and draws under, hob, oven, space for washing machine, cupboard under stairs, Double glazed door to garden

Sitting Room

18'5' x 12'11'

Double glazed window to front, double glazed door to rear garden

Landing

Double glazed window to rear, cupboard

Bedroom 1

13'1' x 10'11'

Double glazed window to front, fitted wardrobe

Bedroom 2

11'7' x 10'1'

Double glazed window to front and side, fitted wardrobe

Bedroom 3

9'10' x 7'2'

Double glazed window to rear

Bathroom

Double glazed window to rear, panelled bath, wash hand basin, low flush wc

Detached garage

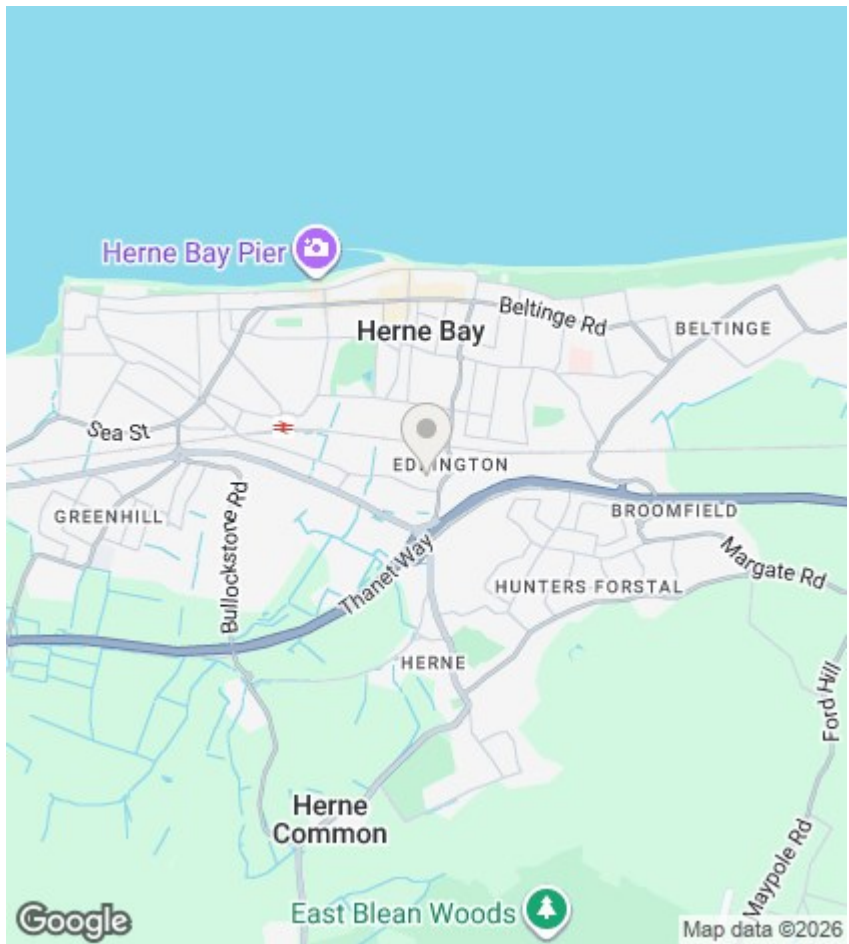
Up and over door, door to garden

Front Garden

Laid to lawn, driveway

Rear Garden

Corner plot, laid to lawn with mature shrub borders, side access



Viewings

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

EPC Rating:

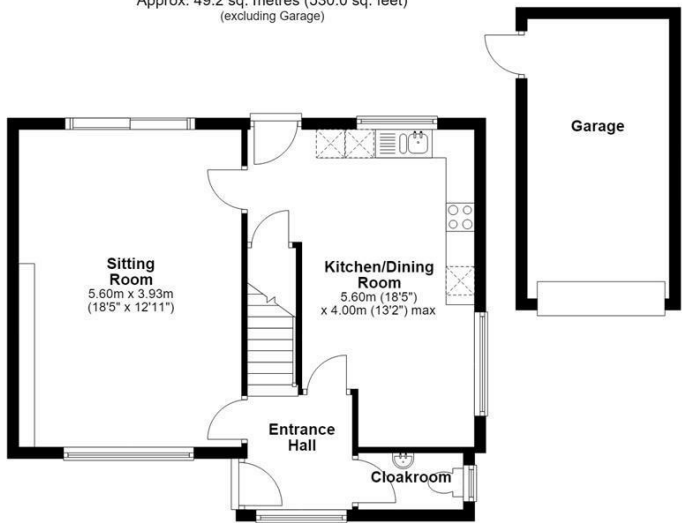
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



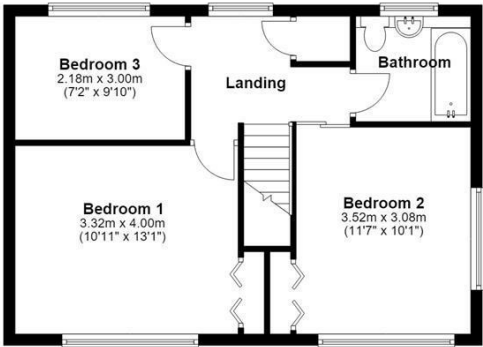
Ground Floor

Approx. 49.2 sq. metres (530.0 sq. feet)
(excluding Garage)



First Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



Total area: approx. 94.1 sq. metres (1013.0 sq. feet)