

KE



34 Margate Road, Broomfield, Herne Bay, CT6 7BL

£495,000

- Modern Kitchen/Diner – attractive fitted kitchen, utility room, and cloakroom.
- Bedrooms & Bathrooms – four double bedrooms, stylish en-suite to primary bedroom plus a new family bathroom
- Practical Extras – garage providing ample storage and parking
- Floorplan To Follow
- Lounge & Conservatory – comfortable lounge flowing into a large, bright conservatory
- Outdoor Space – generous garden, ideal for children and entertaining
- Bus routes - serving Herne Bay, Whitstable And Canterbury

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This beautifully presented detached house offers spacious and flexible accommodation, ideal for modern family living. At the heart of the home is a modern kitchen/diner featuring an attractive fitted kitchen, utility room, and cloakroom, perfect for busy family life. A comfortable lounge opens into a large conservatory, providing a bright and inviting space for relaxing or entertaining.

The first floor comprises four well-proportioned bedrooms, all benefiting from new en-suite facilities, together with a new family bathroom, combining contemporary style with practicality. Outside, the property enjoys a generous garden, ideal for children and outdoor entertaining, as well as a garage providing excellent storage and parking options.

Located on the peaceful outskirts of Herne Bay, the property offers the perfect balance of tranquility and convenience, with easy access to local amenities, schools, and transport links. This move-in-ready home represents a rare opportunity to acquire a stylish family residence.



Council Tax Band:



GROUND FLOOR

Reception Hall

Lounge

20'2 x 10'9

Kitchen-Diner

17'5 x 12'

Utility Room

5'6 x 5'6

Cloakroom

Conservatory

11'1 x 8'9

FIRST FLOOR

Primary Bedroom

12'11 x 10'3

En-Suite Shower Room

Bedroom Two

12'5 into bay x 10'7

Bedroom Three

8'11 x 8'9

Bedroom Four

10'11 max x 7'2

Family Bathroom

OUTSIDE

Rear Garden

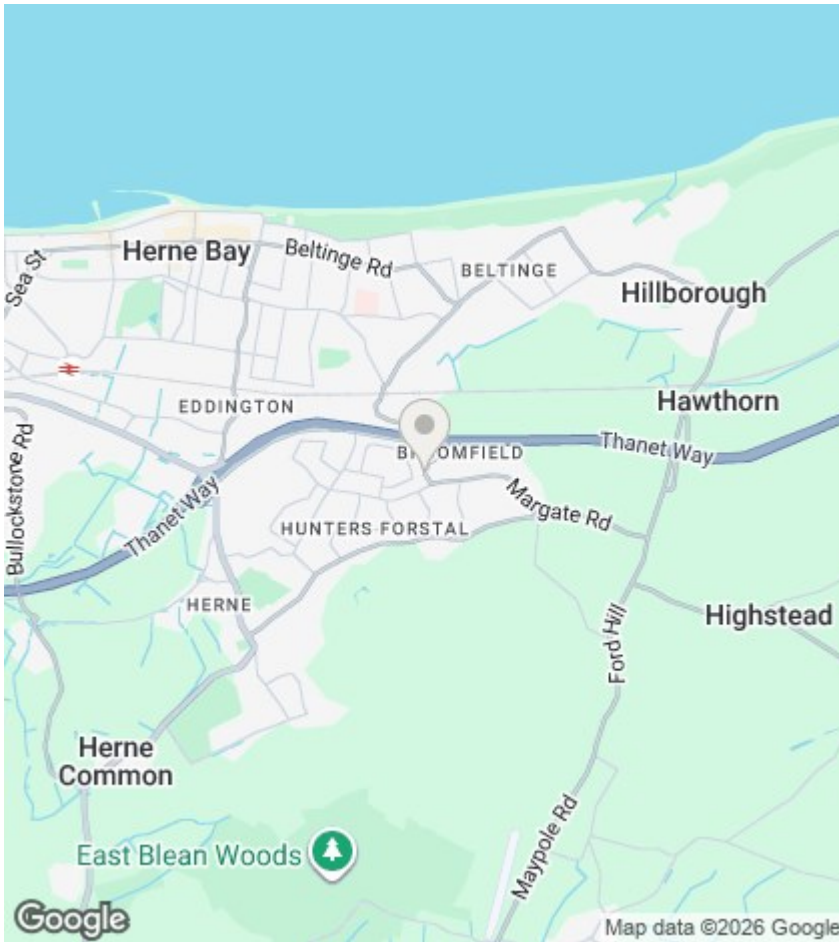
48 x 46' narrowing to 20'

Open Plan Frontage And Driveway

Garage

19' x 9'

COUNCIL TAX BANDING E



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 | | | 84 |
| (69-80) C | | 70 | |
| (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 | |