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33 Emelina Way, Whitstable, Kent, CT5 3RL

Offers In Excess Of £350,000

- Three Bedroom Semi Detached House
- Quiet Cul-De-Sac Location
- En-Suite To Master Bedroom
- Driveway And Garage

# 33 Emelina Way, Whitstable CT5 3RL

Nestled in the charming seaside town of Whitstable, this delightful three-bedroom semi-detached house on Emelina Way offers a perfect blend of comfort and convenience. Situated in a tranquil cul-de-sac, this property is ideal for families seeking a peaceful environment while still being close to local amenities.

The house boasts three generously sized double bedrooms, providing ample space for relaxation and rest. The master bedroom features an en suite bathroom, adding a touch of luxury and privacy. The well-designed layout ensures that each room is filled with natural light, creating a warm and inviting atmosphere throughout.

Location in a cul de sac location this property is tucked away with plenty of off-street parking. The private rear garden is a wonderful outdoor space, perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a serene setting especially with the added wooden gazebo which is perfect for entertaining.

With its excellent location, this home is just a short distance from Whitstable's vibrant town centre, renowned for its independent shops, cafes, and the beautiful coastline. Whether you are looking to enjoy leisurely walks along the beach or indulge in the local seafood delicacies, this property offers the ideal base for a relaxed coastal lifestyle.

In summary, this semi-detached house on Emelina Way is a fantastic opportunity for those seeking a spacious family home in a quiet yet accessible location. With its modern amenities and inviting outdoor space, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.



Council Tax Band: C



## **GROUND FLOOR**

**Entrance Hall**

**Kitchen**

8'6 x 7'7

**Cloakroom**

**Sitting/Dining Room**

17'1x 12'4

## **FIRST FLOOR**

**Landing**

**Bedroom One**

20'2 x 8'4

**En-Suite Shower Room**

**Bedroom Two**

9'9 x 12'7

**Bedroom Three**

8'6 x 12'7

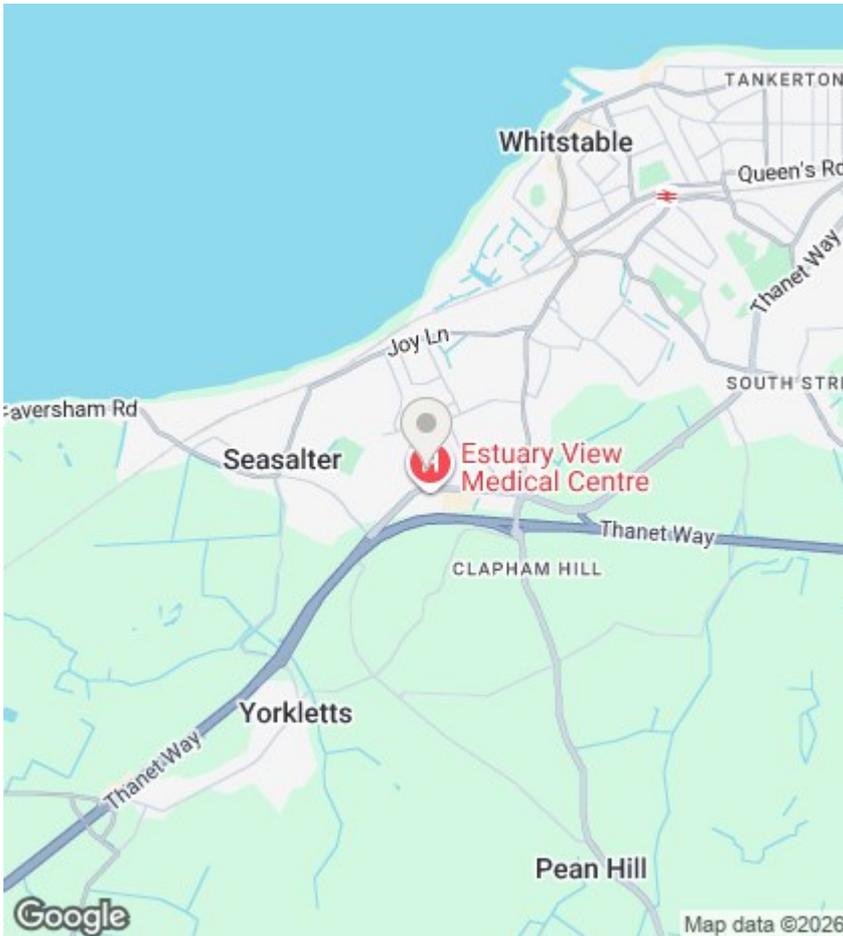
**Bathroom**

## **OUTSIDE**

**Garage**

18'8 x 8'6

**Driveway**



## Viewings

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

## EPC Rating:

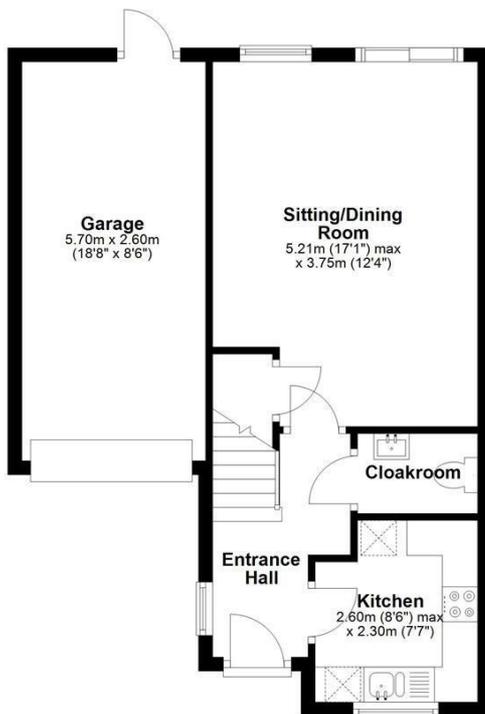
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	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	



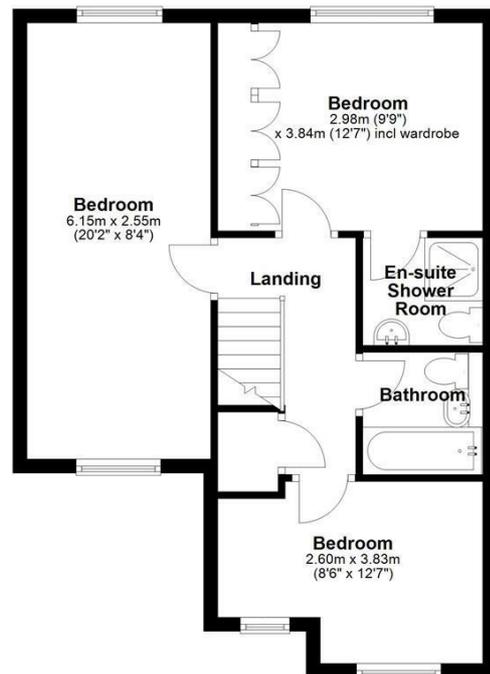
### Ground Floor

Main area: approx. 33.9 sq. metres (364.7 sq. feet)  
Plus garages: approx. 14.8 sq. metres (159.5 sq. feet)



### First Floor

Approx. 50.0 sq. metres (538.5 sq. feet)



Main area: Approx. 83.9 sq. metres (903.2 sq. feet)  
Plus garages: approx. 14.8 sq. metres (159.5 sq. feet)