

# KE



10 Fulmar Way, Beltinge, Herne Bay, CT6 6LF

£469,995

- Stunning open-plan family kitchen with integrated appliances, snug area and bi-fold doors to the garden
- Three generous bedrooms including a principal suite with private en-suite shower room
- Stylish contemporary interiors including a luxury family bathroom and modern cloakroom
- Beautifully extended and modernised detached home in the sought-after Beltinge location
- Driveway parking, garage and an impressive garden bar perfect for entertaining
- Just moments from the beach, local amenities and Reculver Junior School

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# 10 Fulmar Way, Herne Bay CT6 6LF

Positioned in the heart of Beltinge, just moments from the beach, local shops and Reculver Junior School, this exceptional detached home has been thoughtfully extended and beautifully modernised to create the perfect family home.

At the heart of the property is a stunning rear extension featuring an impressive open-plan family dining kitchen complete with integrated appliances, a cosy snug area and striking bi-fold doors opening onto the garden, effortlessly blending indoor and outdoor living.

The ground floor also offers a stylish contemporary lounge and modern cloakroom, while upstairs provides three well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a newly fitted luxury family bathroom.

Externally, the property benefits from driveway parking, garage, a walled rear garden and a fantastic bar area to the rear of the garage ideal for entertaining.

A superb coastal home finished to an excellent standard throughout. Early viewing advised.



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Council Tax Band: D



## **GROUND FLOOR**

**Reception Hall**

**Lounge**

16'7 x 10'9

**Cloakroom**

**Kitchen-Diner Family Room**

21' 7 x 17'7 narrowing to 10'5 x 8'5 in the kitch

**Utility Room**

6'10" x 5'10"

**Snug/Study**

9'2" x 6'10"

## **FIRST FLOOR**

**Primary Bedroom**

12'10 x 12'7

**En-Suite Shower Room**

**Bedroom Two**

11'3 x 10'9

**Bedroom Three**

10'8 x 7'

**Family Bathroom**

9'10 x 6'9

## **OUTSIDE**

**Open Plan frontage, drive and GARAGE**

**Enclosed Rear Garden**

**Studio/Bar**

