

# KE



33 Gainsborough Drive, Beltinge, Herne Bay, CT6 6QJ

Offers In Excess Of £550,000

- Chain Free Sale
- Sought-after Beltinge Village location
- Impressive extended open-plan living space
- Additional ground floor bedroom & shower room
- South-east facing garden
- Attractive corner plot position
- Versatile 5-bedroom layout plus study
- 27ft kitchen/family room with vaulted ceiling and skylights
- Approximately 1,967 sq ft of accommodation
- Short walk to the beach



# 33 Gainsborough Drive, Herne Bay CT6 6QJ

## CHAIN FREE SALE.

Occupying a corner plot in a popular residential area of Beltinge Village, this beautifully extended five-bedroom detached home offers a superb balance of space, light and modern family living, just a short walk from the seafront.

Extending to almost 2,000 sq ft of versatile accommodation, the property is centred around an impressive 27ft kitchen/family room, forming part of a continuous open-plan living space. Featuring a vaulted ceiling with skylights and a bespoke birch ply kitchen, this striking area runs seamlessly into a bright dining area, creating a light-filled, open and highly sociable living space with a strong connection to the garden, with bifold doors from the dining area opening onto the patio.

A separate sitting room with wood burner provides a cosy retreat, offering a welcome contrast to the open-plan living.

The layout is ideally suited to modern family life, with a ground floor bedroom/further reception room and shower room, perfect for guests or home working.

To the first floor are four well-proportioned bedrooms, served by a family bathroom, along with a useful study.

Externally, the property benefits from its corner plot position, enjoying a greater sense of space, light and privacy than many neighbouring homes. Bifold doors open onto a paved sun terrace with integrated lighting, with steps leading up to a lawned garden.

The property is just a five-minute stroll from the beach and benefits from a chain-free sale, making it an excellent opportunity for those looking to move swiftly.



5



2



1



C

Council Tax Band:



### **Entrance Porch**

Bright and practical entrance with space for coats and shoes.

### **Entrance Hall**

Welcoming hallway.

### **Sitting Room**

A cosy reception room featuring a wood burner.

### **Bedroom/Further Reception Room**

Flexible ground floor room, ideal as a guest bedroom, home office or additional reception space.

### **Shower Room**

Convenient ground floor shower room with electric shower.

### **Dining Room**

Spacious and light-filled, with a south-easterly aspect, opening directly to the kitchen/family room and bifold doors opening onto the garden.

### **Kitchen-Family Room**

Impressive extended space with a bespoke birch ply kitchen, exposed brickwork, tiled flooring and underfloor heating. A vaulted ceiling with skylights enhances the sense of space and light, forming the heart of the home and flowing into the dining area.

### **Utility Room**

Useful separate utility space

## **First Floor**

### **Bedroom One**

Double bedroom with built-in wardrobes.

### **Bedroom Two**

Double bedroom.

### **Bedroom Three**

Double bedroom.

### **Bedroom Four**

Double bedroom.

### **Study**

Ideal for home working.

### **Family Bathroom**

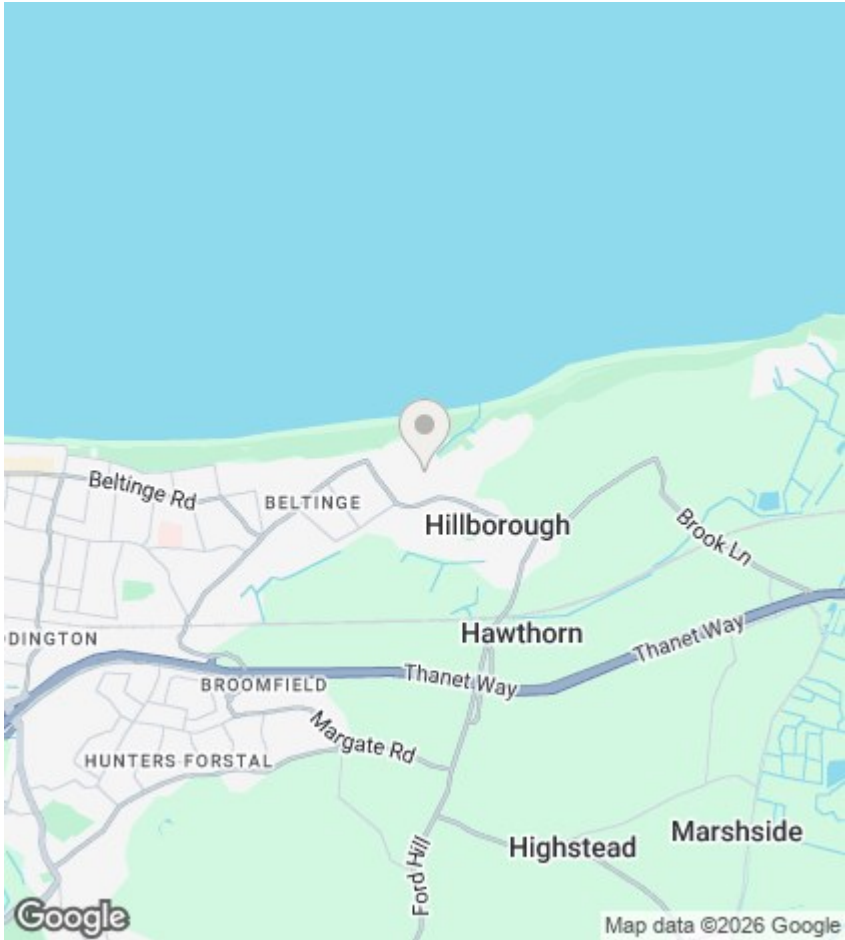
Family bathroom fitted with a bath.

## **Outside**

Paved sun terrace with integrated lighting, ideal for outdoor dining and entertaining, with steps leading to

a lawned rear garden.

To the front, the property benefits from a garden in keeping with its corner plot position, enhancing the sense of space and separation. The property is also situated within a quiet cul-de-sac setting.



## Viewings

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

## EPC Rating:

C

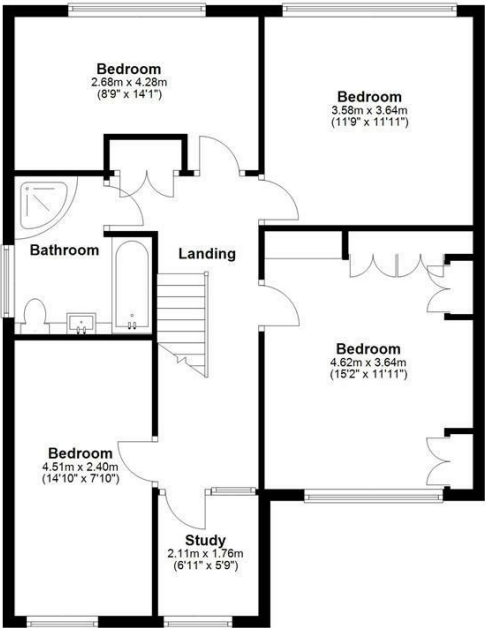
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 74        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



**Ground Floor**  
Approx. 108.0 sq. metres (1162.5 sq. feet)



**First Floor**  
Approx. 74.8 sq. metres (805.1 sq. feet)



Total area: approx. 182.8 sq. metres (1967.7 sq. feet)