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45 Ashbee Gardens, Herne Bay, CT6 6TX

Offers In Excess Of £525,000

- 4 bedroomed detached family home
- Quiet cul de sac
- Corner plot with double garage and good size garden
- Desirable location in Ashbee Gardens
- Vacant possession/no onward chain

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Arguably in one of the most desirable roads in Beltinge this four-bedroom detached family home is located in Ashbee Gardens. Situated in the tranquil village of Beltinge, this property offers a peaceful retreat in a quiet cul-de-sac, being walking distance to local shops and village pub making it an ideal setting for family life.

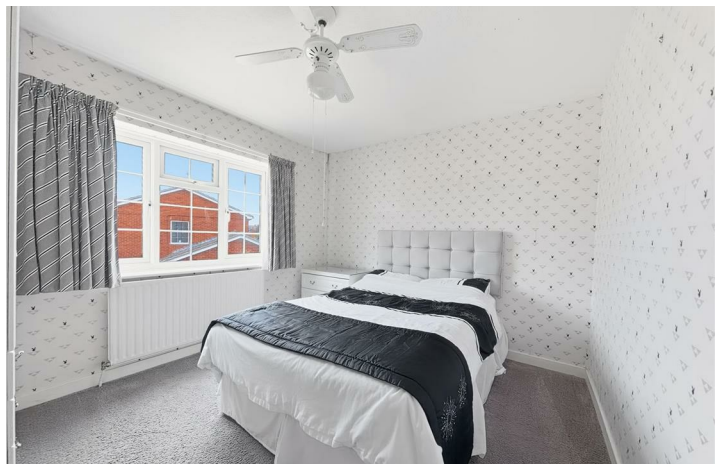
As you enter the home, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. The property boasts four generously sized bedrooms, perfect for accommodating a growing family or providing guests with their own comfortable space.

With two bathrooms, morning routines will be a breeze, allowing for convenience and privacy. The double garage offers not only secure parking but also additional storage options, while the ample parking space ensures that you and your guests will never be short of room.

One of the standout features of this property is the vacant possession and no onward chain, allowing for a smooth and hassle-free transition into your new home. This is a rare opportunity to acquire a lovely family residence in a sought-after area, where you can enjoy the benefits of village life while being just a short distance from the beautiful coastline of Herne Bay.



Council Tax Band:



Hallway

Front door, cupboard understairs, cloaks cupboard

Sitting Room

19'7' x 11'1'

Double glazed window to front, doors to rear garden, fireplace

Dining Room

11'3' x 9'9'

Double glazed window to front

Cloakroom

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

Kitchen

10'3' x 9'9'

Double glazed window rear, sink and drainer with selection of cupboards and draws under, fitted oven and hob, door to utility room, space for dishwasher

Utility Room

7'9' x 5'5'

Double glazed window and door to rear garden, space for washing machine and tumble dryer, space for fridge/freezer

Landing

Double glazed window to front, airing cupboard housing hot water tank

Bedroom 1

11'9' x 11'2'

Double glazed window to rear, fitted cupboards/wardrobes

En suite

Double glazed window to rear, shower cubicle, wash hand basin, low flush wc

Bedroom 2

11'3' x 9'10'

Double glazed window to front

Bedroom 3

11'2' x 7'6'

Double glazed window to front, fitted wardrobes/cupboard

Bedroom 4

10'4' x 8'11'

Double glazed window to rear, fitted wardrobes

Bathroom

Double glazed window to side, corner bath, low level wc, wash hand basin

Front garden

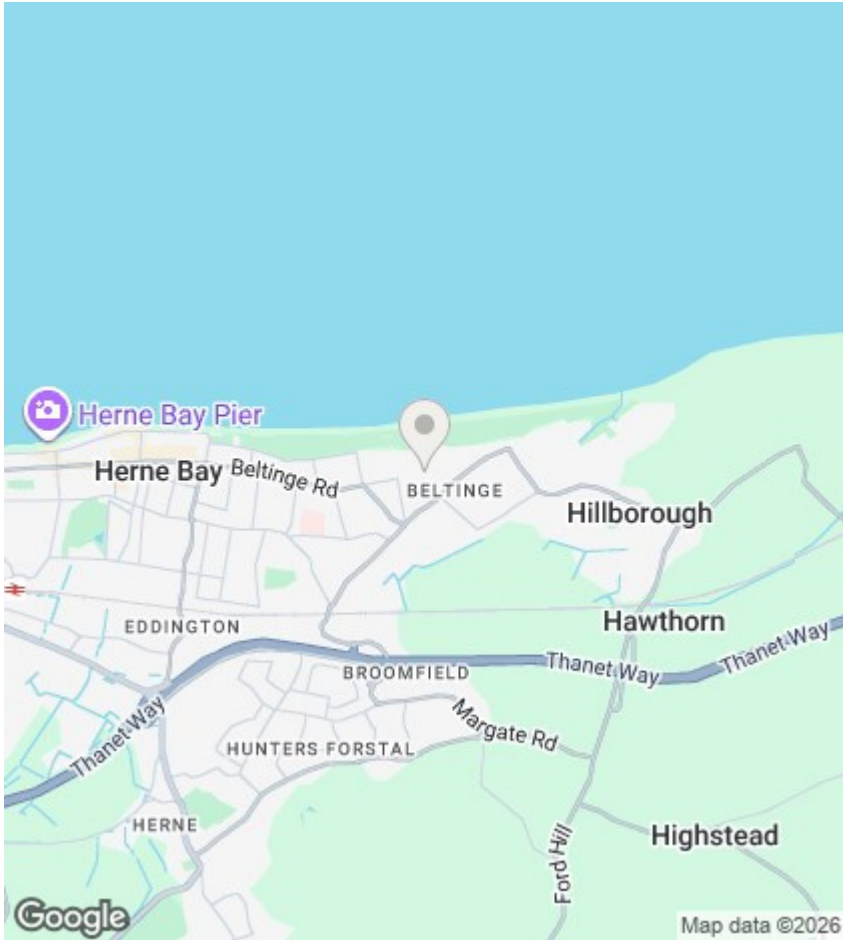
Laid to lawn, driveway giving off street parking for several cars

Double garage

2 x up and over doors, door to garden

Rear garden

Laid to lawn, with patio area, side access



Viewings

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

EPC Rating:

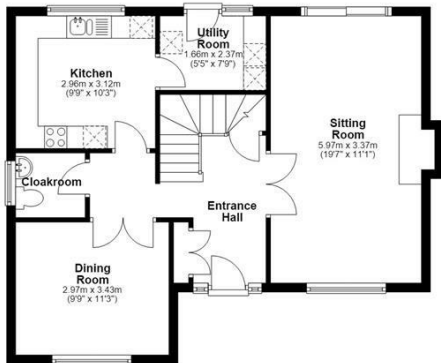
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



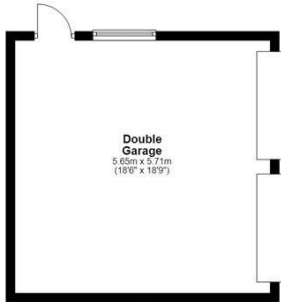
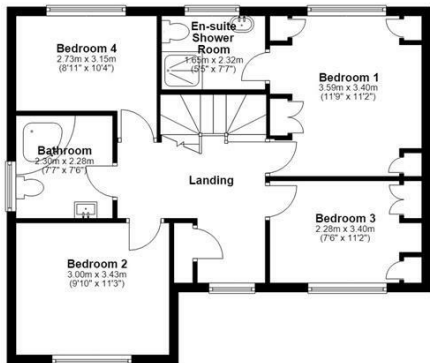
Ground Floor

Main area: approx. 58.7 sq. metres (642.2 sq. feet)
Plus garage: approx. 32.2 sq. metres (347.0 sq. feet)



First Floor

Approx. 59.8 sq. metres (644.0 sq. feet)



Main area: Approx. 119.5 sq. metres (1286.3 sq. feet)
Plus garages: approx. 32.2 sq. metres (347.0 sq. feet)