

# KE



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

Offers In Excess Of £550,000

- Chain Free Sale
- Versatile Accommodation With Four/Five Bedrooms
- Minutes From The Beach
- Beltinge Village Close To Schools And Shops
- Two Bathrooms
- Bus Links Into Whitstable And The Cathedral City Of Canterbury

# 33 Gainsborough Drive, Herne Bay CT6 6QJ

## CHAIN FREE SALE.

This delightful detached family home is located in Beltinge Village close to a cluster of shops and Reculver primary school. With five well-proportioned bedrooms, this property is perfect for families seeking both space and comfort. The versatile ground floor living area is a standout feature, boasting a stunning open-plan kitchen-diner that seamlessly flows into a spacious family room, ideal for entertaining or enjoying quality time together.

Additionally, the ground floor includes a convenient bedroom plus a shower room, providing flexibility for guests or family members who prefer single-level living. The first floor houses four further bedrooms, complemented by a family bathroom, ensuring ample accommodation for all.

The property is just a five-minute stroll from the beautiful beach, allowing residents to enjoy the coastal lifestyle at their leisure. With the added benefit of a chain-free sale, this home presents an excellent opportunity for those looking to move swiftly into their new abode.

In summary, this impressive family home on Gainsborough Drive combines modern living with a prime location, making it a must-see for anyone seeking a new home in Herne Bay.



Council Tax Band:



**Entrance Porch**

**Entrance Hall**

**Sitting Room**

**Bedroom/Further Reception Room**

**Shower Room**

**Dining Room**

**Kitchen-Family Room**

**Utility Room**

**First Floor**

**Bedroom One**

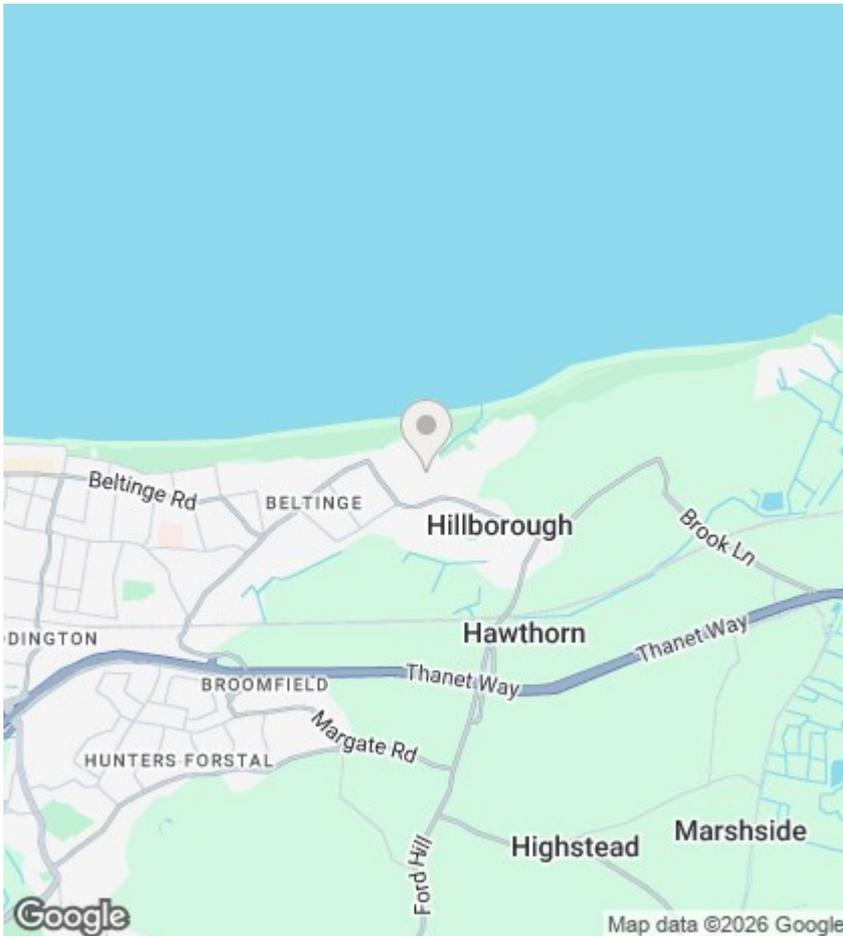
**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**Family Bathroom**

**Outside**



## 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



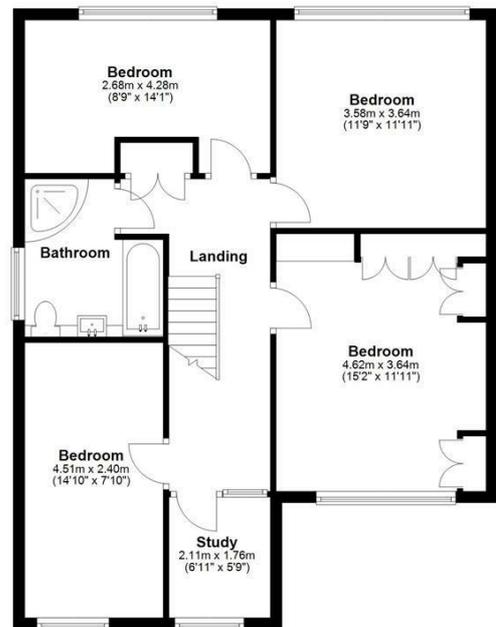
### Ground Floor

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)