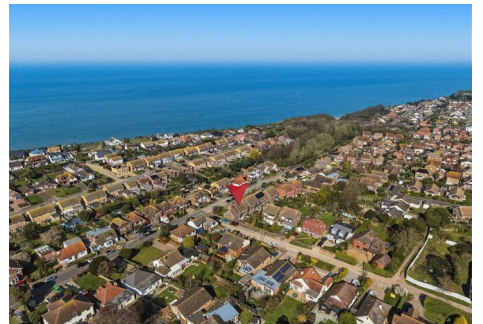


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33 Gainsborough Drive, Beltinge, Herne Bay, CT6 6QJ

Price Guide £500,000

- EXTENDED FIVE-BEDROOM DETACHED HOME
- CORNER PLOT WITH A SOUTH FACING GARDEN
- SHORT WALK TO THE BEACH
- CHAIN FREE SALE
- APPROACHING 2,000 SQ FT
- 27FT VAULTED KITCHEN/FAMILY ROOM
- CLOSE TO A POPULAR INFANT AND PRIMARY SCHOOL

33 Gainsborough Drive, Herne Bay CT6 6QJ

A beautifully extended five-bedroom detached family home offering almost 2,000 sq ft of versatile accommodation, including an impressive, vaulted kitchen/family room, set on a generous corner plot with a south facing aspect just moments from the beach.

At the heart of the home is an outstanding 27ft open-plan kitchen, dining and family room. Flooded with natural light from vaulted ceilings and skylights, this impressive space features a bespoke birch ply kitchen and flows effortlessly into the dining area, creating a superb setting for both everyday family life and entertaining. Bifold doors open directly onto the sun terrace, seamlessly connecting the interior with the garden beyond.

A separate sitting room, complete with a wood-burning stove, provides a cosy and inviting retreat, offering the perfect balance to the expansive open-plan living space.

The flexible ground floor layout also includes a fifth bedroom, which could equally serve as an additional reception room, playroom or home office, alongside a contemporary shower room ideal for guests, multi-generational living or those working from home.



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 Five

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

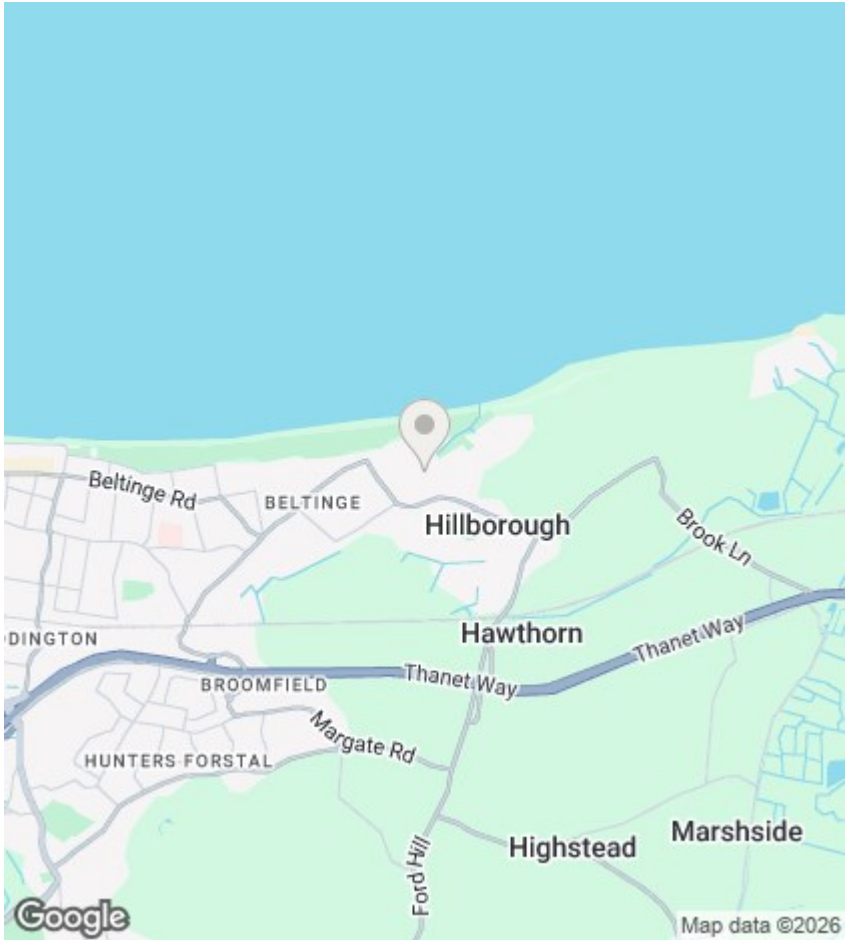
Family bathroom fitted with a bath.

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

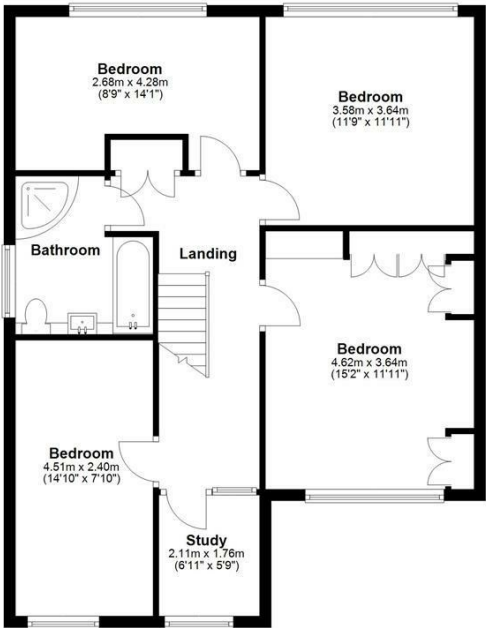
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor
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)