

# KE



144b Canterbury Road, Herne Bay, CT6 5RX

Offers In Excess Of £550,000

- Contemporary Four Bedroom Detached House
- South Facing Rear Garden
- Impressive Open Plan Kitchen/Diner
- Beautifully Presented Throughout
- Walk in Wardrobe and En-Suite To Master Bedroom

# 144b Canterbury Road, Herne Bay CT6 5RX

This bespoke built four-bedroom detached family home offers a perfect blend of modern living and comfort. Set back from the main road, the property enjoys a peaceful setting while remaining conveniently close to local amenities and public transport links, making it an ideal choice for families and commuters alike.

Upon entering, you will find a spacious hallway providing a welcoming space which leads to a separate lounge, kitchen/diner and utility room which is perfect for family gatherings and entertaining guests. The property boasts four well-proportioned bedrooms, including a luxurious main bedroom complete with an en suite bathroom and a dressing room, ensuring a private retreat for relaxation.

In addition to the two bathrooms, the home features a garage and a charming cabin, which can be utilised as a home office or a playroom, catering to various lifestyle needs. The outdoor space is equally impressive, with front, side, and rear gardens that offer ample room for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air.

This modern family home is a rare find in Herne Bay, combining contemporary design with practical features, all within a desirable location. Whether you are looking to settle down in a vibrant community or seeking a tranquil retreat by the sea, this property is sure to meet your needs and exceed your expectations.



Council Tax Band: F



## **GROUND FLOOR**

**Entrance Hall**

**Sitting Room**

16'3 x 16'

**Cloakroom**

**Study**

7'3 x 6'9

**Kitchen/Diner**

24'2 x 11'10

**Utility Room**

9'8 x 5'6

## **FIRST FLOOR**

**Landing**

**Master Bedroom**

16'0 x 12'0

**En-Suite Shower**

**Bedroom Two**

11'10 x 9'6

**Bedroom Three**

10'6 x 7'11

**Bedroom Four**

10'6 x 7'11

**Bathroom**

10'0 x 6'3

## **OUTSIDE**

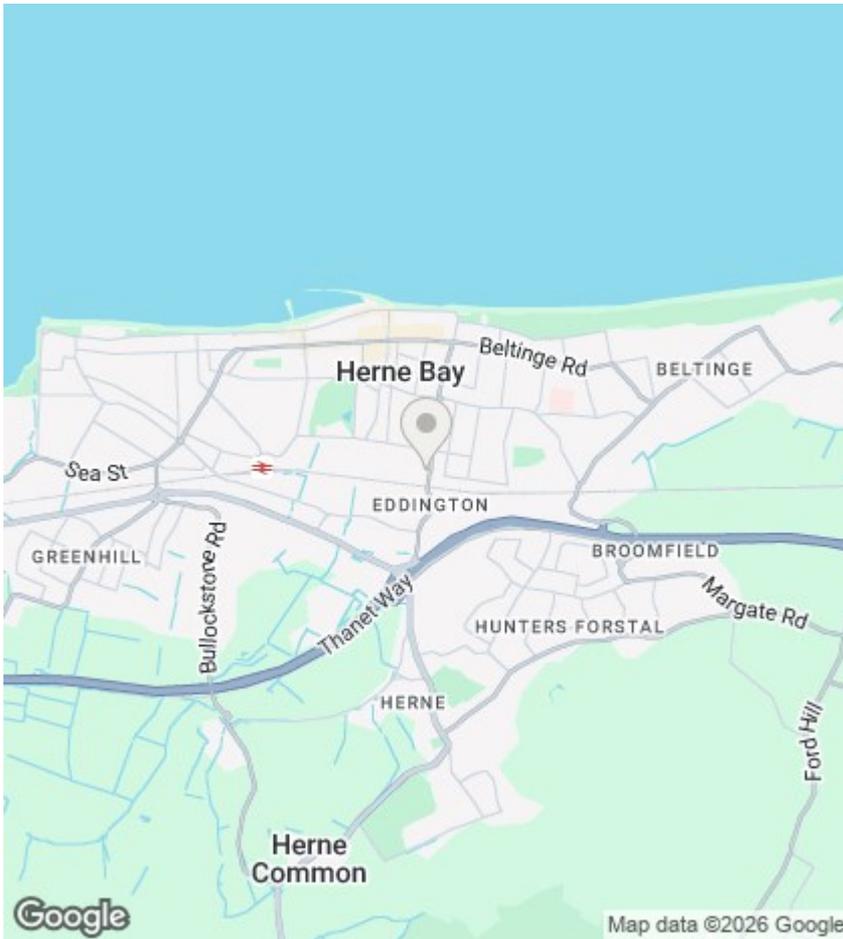
**Driveway**

**Garage**

**Rear Garden**

## **COUNCIL TAX BAND F**

NB: At the time of advertising these draft particulars are awaiting approval from our sellers.



## 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>                            |  | 75                      | 78        |
| (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 |           |



Total Living Area 154m Sq Or 1666 Sq  
 Whilst every attempt has been made to ensure the accuracy of the floor plan depicted herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown here are not to be relied upon and no guarantee as to their operability or efficiency can be given.  
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