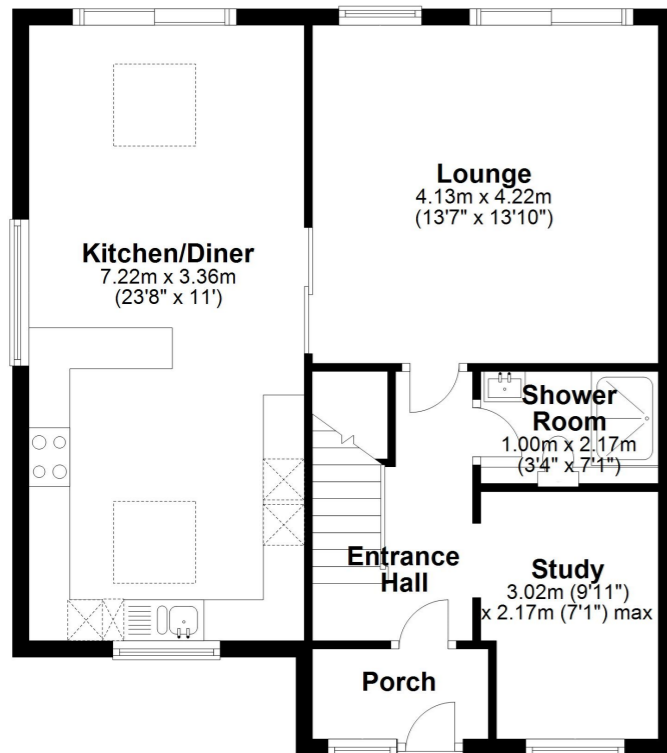
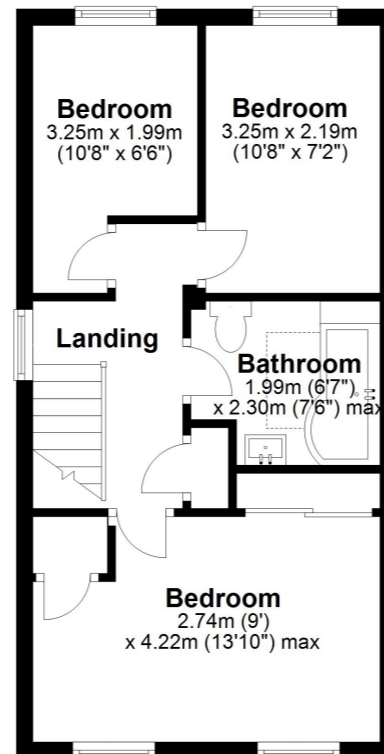




Ground Floor



First Floor



Total area: approx. 98.8 sq. metres (1063.1 sq. feet)
80 Cornwall Road, Herne Bay



80 Cornwall Road, Herne Bay, Kent, CT6 7SX

£332,500 Freehold

This beautifully extended family home offers spacious modern living downstairs creating a great space for all the family to enjoy. Situated on a corner plot in the desirable area of Greenhill, this house is walking distance to both primary and secondary schools making family life so convenient. The house boasts a beautifully extended vaulted ceiling kitchen/diner leading to a light and airy lounge providing plenty of space for family living and entertaining. The modern fitted kitchen certainly offers the wow factor, proving to be a sociable space whilst preparing and cooking meals, you also have the downstairs shower room plus fourth bedroom/study. Upstairs offers three bedrooms and family bathroom. Outside, the pleasant rear garden is mainly laid to lawn with patio area and offers plenty of room for children to enjoy, plus garage en-bloc.



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Ground Floor

Entrance Porch

Double glazed front entrance door, double glazed window to front, door to:

Entrance Hall

Stair case to first floor, under stairs storage cupboard.

Kitchen

23'8" x 11'0" (7.21m x 3.35m) Modern fitted kitchen comprising of a range of matching wall and base units with complementary work surfaces over, breakfast bar, tiled splash backs, sink and drainer unit, electric hob with extractor canopy over, integral double oven, integral fridge freezer, integral slimline dishwasher, integral washing machine, integral tumble dryer, Velux window to front and rear, double glazed window to front, double glazed window to side, double glazed sliding doors to rear leading to the garden.

Lounge

13'7" x 13'10" (4.14m x 4.22m) Double glazed sliding doors to rear leading to the garden, double glazed window to rear, cupboard under stairs, radiator.

Shower Room

3'4" x 7'1" (1.02m x 2.16m) Low level WC, pedestal wash hand basin, heated towel rail, shower, tiled flooring, partially tiled walls.

Study

9'11" x 7'1" (3.02m x 2.16m) Double glazed window to front. This room could easily be utilised as a further bedroom.

First Floor

Landing

Double glazed window to side, storage cupboard, loft hatch (boiler in loft).

Bedroom One

9'0" x 13'10" (2.74m x 4.22m) Two double glazed windows to front, fitted wardrobes, built in cupboard, radiator.

Bedroom Two

10'8" x 7'2" (3.25m x 2.18m) Double glazed window to rear, radiator.

Bedroom Three

10'8" x 6'6" (3.25m x 1.98m) Double glazed window to rear, radiator.

Bathroom

6'7" x 7'6" (2.01m x 2.29m) P shaped bath with shower over, wash hand basin set in vanity unit, low level WC, partially tiled walls, tiled flooring, Velux window.

Outside

Rear Garden

Enclosed rear garden, mainly laid to lawn, paved patio area, side access.

Front Garden

Open plan frontage, mainly laid to lawn.

Garage En-Bloc

Council Tax Band C

NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	74	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	