



8 Clare Drive, Herne Bay, Kent, CT6 7QT

£365,000 Freehold

Positioned in a quiet and convenient location, this spacious two double bedroom detached bungalow offers well-proportioned accommodation. The entrance hall leads to a lounge/diner with a sliding door to the conservatory, a good-sized kitchen/diner, two double bedrooms, and a bathroom. The rear garden features low-maintenance living with a generous patio, garden shed, and well-stocked borders. A driveway leads to an integral garage at the front of the property. Ideally situated within the catchment area of Herne Bay High School and Briary Primary School. Close by there are a parade of shops and bus routes into Whitstable, Canterbury and Herne Bay town centre with its array of independent shops, boutiques, and supermarkets, this bungalow presents a great opportunity for comfortable living.

Ground Floor

Entrance Porch

Front entrance door, further door to:

Entrance Hall

Radiator, cupboard housing boiler.

Kitchen/Diner

14' 0" x 10' 7" (4.27m x 3.23m) Matching wall and base units, tiled splash backs, one and a half bowl sink and drainer unit, four gas burner hob with extractor fan over, electric double oven, space for washing machine, radiator, doors to rear leading to the garden.

Sitting Room

18' 7" x 11' 6" (5.66m x 3.51m) Double glazed window to side, radiator, sliding doors to rear leading to:

Conservatory

7' 10" x 11' 9" (2.39m x 3.58m) Double glazed surround, double glazed doors to rear leading to the garden.

Bedroom One

13' 0" x 10' 4" (3.96m x 3.15m) Double glazed window to front, built in wardrobes, radiator.

Bedroom Two

12' 11" x 7' 9" (3.94m x 2.36m) Double glazed window to side, radiator.

Bathroom

Panelled bath with shower over, pedestal wash hand basin, partially tiled walls, double glazed frosted window to side.

Cloakroom

Low level WC, double glazed window to side.

Outside

Rear Garden

Patio area, flowering borders, established shrubs, side access, outhouse with space and plumbing for washing machine and tumble dryer.

Front Garden

Open plan frontage, shingle area, established shrubs, driveway providing off road parking.

Garage

16' 3" x 8' 2" (4.95m x 2.49m) Up and over door to front.

Council Tax Band D

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+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	