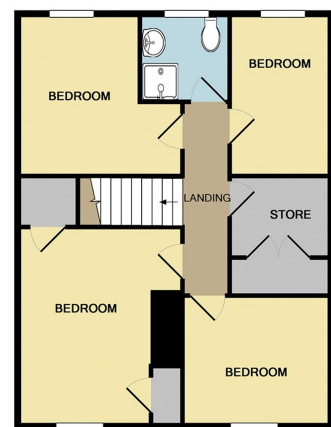


GROUND FLOOR
APPROX. FLOOR
AREA 1432 SQ.FT.
(133.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 637 SQ.FT.
(59.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2069 SQ.FT. (192.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix 12017



2 NEW ROAD COTTAGES HERNE ROAD,
HERNE BAY, KENT. CT6 7LF

£595,000
Freehold

ABOUT THE PROPERTY

Set back from the road in a enviable position on a private road, this four bedroom family home is ideally placed for coastal Herne Bay town with its boutique restaurants, tea rooms and shops, plus The Cathedral City of Canterbury is just five miles away. The house occupies a generous plot with an impressive, beautiful large rear garden with open countryside, the land is owned by the scouts and is fenced off. There have been cattle grids fitted at all of the entrances. The ground floor offers dual aspect lounge, downstairs bathroom and a spacious kitchen/diner. Upstairs are four bedrooms, dressing room and a shower room. Particularly worthy of mention is the extensive double garage, plus the fully insulated salon and plenty of off road parking to the front.

FEATURES

- Beautiful Countryside To The Rear
- Semi Rural Location
- Four Bedroom, Enormous Garage And Salon
- In Between Coastal Herne Bay And Canterbury

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Entrance Porch

Newly fitted front entrance door to porch, further door leading to:

Entrance Hall

Staircase to first floor, radiator, door to garage.

Bathroom

Double glazed window to rear, radiator, champagne suite comprising corner spa bath, pedestal wash hand basin, low level WC, fully tiled walls.

Lounge

Two double glazed windows to front, double glazed window to side, two radiators, television point.

Kitchen/Diner

19' x 15' (5.79m x 4.57m)

A family size kitchen with plenty of room for a table and chairs with fitted kitchen units, inset one half bowl sink unit, Neff appliances ceramic hob with extractor fan over, fitted microwave and dishwasher, newly fitted flooring, upright feature radiator, deep set upstairs storage cupboard, double glazed window to rear plus double glazed door to rear leading to the rear garden.

First Floor

First Floor Landing

Loft access.

Shower Room

Double glazed frosted window to rear, newly fitted suite comprising low level WC, corner wash hand basin, heated towel rail, fully tiled walls, shower stall with fitted electric shower.

Bedroom One

Double glazed window to side, double and single wardrobe, radiator.

Bedroom Two

Double glazed window to rear, fitted furniture, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Dressing Room

This room has been used previously as a small bedroom/nursery.

Outside

Garage

The garage has electric remote doors to the front plus personal access door to side, power and lighting.

The rear of the garage is petitioned off to create a fully insulated salon.

Salon

Two double glazed windows to rear, range of fitted high gloss grey units, attractive tiled splash backs, space and plumbing for washing machine, inset sink unit, mixer taps.

Rear Garden

In excess of 120' x 40' (36.58m x 12.19m) Beautiful rear garden, lovingly tendered, sunny aspect, large ornamental pond, fruit trees and established shrubs, flowering borders, gate to rear with access to the woodlands, newly paved patio, two outside taps, ample power and lighting, shed/workshop to the rear of the garden (13' 2" x 10' 5") with power and light. Further raised paved patio with attractive tiled floor, timber bar.

Front Garden

Attractive frontage with large Herringbone design driveway providing parking for several vehicles that leads to the garage.

Council Tax Band E

NB

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

