



90 Beltinge Road, Herne Bay



90 BELTINGE ROAD, HERNE BAY, KENT. CT6 6HL

£550,000  
Freehold

## ABOUT THE PROPERTY

A substantial semi-detached house located in one of the most sought-after residential areas of Herne Bay. This property is larger than it looks making this an exceptional family home. Entering into a large open reception hall with beautiful wooden flooring, the ground floor accommodation comprises a light and airy reception room to the front of the property offering lovely features, dining room with log burner, kitchen and utility/conservatory area. Upstairs boasts three generous bedrooms with their own beautiful aspect with benefit of a large family bathroom. A loft conversion offers ample space in the landing to allow for a study area, plus cloakroom and large bedroom with Velux windows. The beautifully tendered rear garden offers a sunny aspect throughout the whole day and plenty of room for vegetable plots plus a cabin for outside storage. To the front, you have a driveway providing off road parking for two vehicles.

## FEATURES

- Desirable Location Close To All Bus Routes, Shops and Schools
- Plenty of Wonderful Features Throughout The Property
- Two Large Reception Rooms Plus Kitchen Leading Out To Utility/Conservatory
- Loft Conversion With Bedroom and Cloakroom On Second Floor
- No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Ground Floor

### Entrance Porch

Front entrance door, tiled floor, door to:

### Entrance Hall

Double glazed window to side, window to front, stair case to first floor.

### Lounge

13' 11" x 14' 1" (4.24m x 4.29m) Double glazed bay window to front, feature fireplace.

### Kitchen/Breakfast Room

13' 6" x 12' 1" (4.11m x 3.68m) A range of base units, tiled splash backs, one and a half bowl sink and drainer unit, space for cooker, upright column radiator, double glazed window to rear, double glazed door to rear leading to the conservatory/utility.

### Dining Room

15' 11" x 11' 0" (4.85m x 3.35m) Double glazed doors to rear leading to the garden, double glazed window to side, two double glazed windows to rear, log burner.

### Conservatory/Utility

5' 4" x 7' 10" (1.63m x 2.39m) Double glazed window to side and rear, door to rear leading to the garden.

### Outside WC

Door to side, low level WC.

## First Floor

### Landing

Double glazed window to side, stair case to second floor.

### Bedroom

7' 0" x 8' 11" (2.13m x 2.72m) Double glazed window to front.

## Bedroom

13' 11" x 14' 1" (4.24m x 4.29m) Double glazed bay window to front, feature fireplace.

## Bedroom

13' 5" x 14' 1" (4.09m x 4.29m) Double glazed window to rear.

## Bathroom

10' 2" x 11' 0" (3.10m x 3.35m) Double glazed frosted window to rear, shower, panelled bath with shower attachment, wash hand basin set in vanity unit, low level WC, partially tiled walls.

## Second Floor

### Landing

20' 3" x 11' 3" (6.17m x 3.43m) Double glazed window to side, Velux window to rear.

### Bedroom

20' 3" x 12' 1" (6.17m x 3.68m) Two Velux windows to rear, radiator.

### Cloakroom

Low level WC, wash hand basin.

## Outside

### Rear Garden

Enclosed rear garden, mainly laid to lawn, mature trees and shrubs, flowering borders, patio area, side access, cabin.

### Front Garden

Enclosed frontage, laid to lawn, mature shrubs, driveway providing off road parking.

## Council Tax Band D

## NB

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

