



33 Gorse Lane, Herne Bay, Kent, CT6 7BE

£500,000 Freehold

Rarely available in such a desirable location is this stunning three bedroom detached family home standing on a great size plot. Located in the sought after position in Gorse Lane this property is one we highly recommend to view to fully appreciate everything on offer. The property has been kept up to date by the current owners with extended living accommodation leading out to a good sized garden with large log cabin. Internally the reception hallway leads to three double bedrooms, with the main bedroom offering en suite, family bathroom, extended kitchen/diner and lounge/diner. Outside you have an attractive rear garden which offers a high degree of privacy, mainly laid to lawn with a good size decking area. To the front of the property you have the luxury of an in and out drive and side access.

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Ground Floor

Reception Hall

Double glazed entrance door to front, tiled flooring, radiator, cupboard housing boiler.

Lounge

9' 11" x 11' 8" (3.02m x 3.56m) opening to 9' 11" x 12' 9" (3.02m x 3.89m) Double glazed doors to rear leading to the garden, two radiators.

Kitchen/Dining Room

9' 11" x 11' 9" (3.02m x 3.58m) opening to 8' 2" x 11' 8" (2.49m x 3.56m) Range of matching wall and base units, tiled splash backs, one and a half bowl sink and drainer unit with mixer tap, space for washing machine, space for dishwasher, oven, electric hob with extractor canopy over, double glazed window to rear, double glazed doors to side leading to the garden, tiled flooring, radiator.

Bathroom

6' 2" x 8' 6" (1.88m x 2.59m) Panelled bath with shower over, pedestal wash hand basin, low level WC, fully tiled walls, tiled flooring, two double glazed frosted windows to side.

Bedroom One

11' 7" x 11' 8" (3.53m x 3.56m) Double glazed window to front, radiator, door to:

En Suite Shower Room

Pedestal wash hand basin, low level WC, shower, fully tiled walls, tiled flooring, double glazed frosted window to side.

Bedroom Two

11' 7" x 11' 8" (3.53m x 3.56m) Double glazed window to front, radiator.

Bedroom Three

7' 6" x 11' 8" (2.29m x 3.56m) Double glazed window to side, radiator.

Outside

Front Garden

In and Out driveway with well stocked borders.

Rear Garden

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

Log Cabin

Outside storage log cabin with power and light.

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		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	85
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	