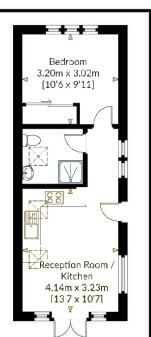


Ground Floor
Gross Internal
Floor Area 124.4 SQ M / 1339 SQ FT

First Floor
Gross Internal
Floor Area 78.8 SQ M / 848 SQ FT



Annex
Gross Internal
Floor Area 30.1 SQ M / 324 SQ FT

RIDGEWAY ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 203.2 SQ M / 2187 SQ FT
[INCLUDING AREAS OF RESTRICTED HEIGHT]
EXTERNAL ANNEX FLOOR AREA 30.1 SQ M / 324 SQ FT
TOTAL COMBINED FLOOR AREA 233.3 SQ M / 2511 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.



125 RIDGEWAY ROAD, HERNE BAY, KENT.
CT6 7LN

£795,000
Freehold

ABOUT THE PROPERTY

Positioned in a semi-rural location in between coastal Herne Bay town and The Cathedral City of Canterbury, this residence offers living space, great for entertaining plus the added benefit of a one bedroom annexe. The ground floor accommodation comprising a large kitchen/dining room, spacious lounge, three bedrooms and bathroom. The first floor boasts three bedrooms, the primary benefitting from en-suite shower room, family bathroom and dressing room. Externally, the large rear garden is mainly laid to lawn with several outbuildings providing extra storage and work space for a growing family, whilst to the front of the property is an extensive driveway providing ample off road parking.

FEATURES

- Spacious Living Accommodation
- One Bedroom Annexe
- Perfectly Set Back with Plenty of Parking and Garden Space
- Six Bedroom Family Home with En Suite to Primary Bedroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	85
(55-68)	D		
(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

Double glazed front entrance door, further door to:

Reception Hall

Stair case to first floor, under stairs storage cupboard, two radiators, tiled flooring.

Bedroom

11' 5" x 10' 3" (3.48m x 3.12m) Double glazed window to front, radiator.

Bedroom

11' 5" x 10' 3" (3.48m x 3.12m) Double glazed window to front, radiator.

Bathroom

Double glazed frosted window to side, shower cubicle, panelled bath, low level WC, wash hand basin set in vanity unit, fully tiled walls and tiled flooring.

Bedroom

10' 4" x 7' 5" (3.15m x 2.26m) Double glazed window to side, radiator.

Reception Room

18' 8" x 18' 5" (5.69m x 5.61m) Two double glazed windows to rear, two radiators.

Kitchen/Dining Room

26' 6" x 10' 0" (8.08m x 3.05m) Matching wall and base units, tiled splash backs, stainless steel one and a half bowl sink and drainer unit, gas cooker with extractor fan over, space for fridge freezer, radiator, tiled flooring, double glazed bi-folding doors to rear leading to the garden, double glazed door to side.

Utility Room

11' 6" x 8' 10" (3.51m x 2.69m) Base units and worktops, tiled splash backs, stainless steel one and a half bowl sink and drainer unit, space for washing machine, space for tumble dryer, boiler, tiled flooring, double glazed window to side.

First Floor

Bedroom

14' 9" x 12' 5" (4.50m x 3.78m) Double glazed window to front, radiator.

Bedroom One

17' 5" x 12' 6" (5.31m x 3.81m) Double glazed window to rear, radiator, door to:

En-Suite Shower Room

Walk in shower, low level WC, bidet, wash hand basin set in vanity unit, partially tiled walls, tiled flooring, double glazed frosted window to side.

Shower Room

Corner shower, low level WC, wash hand basin set in vanity unit, heated towel rail, partially tiled walls, tiled flooring.

Dressing Room

11' 6" x 5' 10" (3.51m x 1.78m) Double glazed window to side.

Bedroom

14' 9" x 7' 10" (4.50m x 2.39m) Velux window to side, radiator.

Annexe

Kitchen/Lounge Area

13' 7" x 10' 7" (4.14m x 3.23m) Matching wall and base units, tiled splash backs, stainless steel one and a half bowl sink and drainer unit, four gas burner hob with extractor fan over, electric oven, space for washing machine and space for fridge freezer, double glazed doors to rear leading to garden, double glazed window to side, double glazed entrance door to side.

Wet Room

Shower, low level WC, wash hand basin set in vanity unit, heated towel rail, fully tiled walls and tiled flooring.

Bedroom

10' 6" x 9' 11" (3.20m x 3.02m) Double glazed window to front, radiator.

Annexe Council Tax Band A

Outside

Rear Garden

Large rear garden mainly laid to lawn, paved patio area, flowering borders, mature trees and shrubs, summerhouse, side access.

Front Garden

Open plan frontage, driveway providing off road parking for several vehicles.

Council Tax Band F

NB

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

