



Total area: approx. 137.3 sq. metres (1477.4 sq. feet)



4 BRIDLE WAY, HERNE BAY, KENT. CT6 7PQ

£499,995
Freehold

ABOUT THE PROPERTY

Situated in a quiet cul de sac, we are delighted to offer this well presented detached house. This modern family home comprises four bedrooms, main with en suite and family bathroom to the first floor, whilst downstairs has lounge, dining room, study, cloakroom, fitted kitchen and double glazed conservatory. There are well tended gardens and ample off street parking, call to arrange your viewing!

FEATURES

- Four Bedroom Detached Home
- En Suite Shower Room
- Three Reception Rooms, Fitted Kitchen/Diner
- Conservatory

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | 57 | |
| (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 Hall

Double glazed entrance door, radiator, stairs to first floor, under stairs storage cupboard.

Cloakroom

Frosted double glazed window to side, low level WC, wash hand basin set in vanity unit, radiator, tiled splash backs.

Study

8' 8" x 6' 7" (2.64m x 2.01m) Oriel bay window to front, radiator.

Dining Room

11' 7" x 8' 6" (3.53m x 2.59m) Double glazed window to front, radiator.

Lounge

14' 8" x 11' 7" (4.47m x 3.53m) Double glazed patio doors to rear, feature fireplace, radiator, television point.

Conservatory

11' 5" x 8' 3" (3.48m x 2.51m) Double glazed construction with doors to garden.

Kitchen

16' 10" x 8' 6" (5.13m x 2.59m) Range of matching wall and base units with complementary worktops over, tiled splash backs, breakfast bar, inset one and a half bowl sink unit, four gas burner hob and electric double oven, space and plumbing for washing machine and dishwasher, radiator, double glazed window to rear, door to conservatory.

FIRST FLOOR

Landing

Double glazed window to side, radiator, built in airing cupboard.

Bedroom One

12' 2" x 9' 9" (3.71m x 2.97m) Double glazed window to rear, radiator, fitted wardrobes, door to:

En Suite

Frosted double glazed window to side, shower cubicle, wash hand basin set in vanity unit, low level WC, radiator.

Bedroom Two

13' 0" x 8' 5" (3.96m x 2.57m) Double glazed window to front, radiator.

Bedroom Three

10' 0" x 7' 6" (3.05m x 2.29m) Double glazed window to front, radiator.

Bedroom Four

8' 5" x 8' 4" (2.57m x 2.54m) Double glazed window to rear, radiator.

Bathroom

Frosted double glazed window to side, paneled bath with fitted power shower, vanity wash hand basin, low level WC, radiator, tiled splash back.

OUTSIDE

Rear Garden

Enclosed rear garden, paved patio seating area, lawn with flower and shrub beds, summerhouse.

Front Garden

Laid to lawn with flower beds, driveway with ample parking leading to:

Garage

Up and over door, power and light.

COUNCIL TAX BAND E

NB

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

