



104a Willow's End, Osborne Gardens, Herne Bay, Kent, CT6 6SA

£650,000 Freehold

This lovely bungalow was designed and built in 2007 by the existing owners who have enjoyed living there ever since. With rooms of elegant proportions, this unique residence sits in a lovely road in the village of Beltinge with a cluster of nearby shops, beautiful clifftop walks and a regular bus service into The Cathedral City of Canterbury, pretty Herne Bay and popular Whitstable with its working harbour. The property has a thoughtful layout with a welcoming reception hall leading to bright and airy lounge with vaulted ceiling, wonderful kitchen-diner with utility, primary bathroom with three bedrooms, one with en-suite. There is ample parking and a large garage. This is a rare opportunity for some lucky person to buy this incredible and luxurious property in a sought after location.

Ground Floor

Reception Hall

Double glazed front entrance door, tiled flooring, built in double cupboard housing hot water tank, ? by solar panels & boiler, loft access.

Kitchen/Dining Room

19' 10" x 16' 4" (6.05m x 4.98m) Range of fitted kitchen unit with breakfast bar divide, one and a half bowl sink and drainer unit, four burner induction hob with extractor canopy over, built in double oven and grill, pull out larder units, American style fridge freezer, double glazed window to side, patio door to garden alongside double glazed French doors from the dining room leading to the garden, tiled flooring.

Utility Room

5' 1" x 10' 4" (1.55m x 3.15m) Fitted units to match the kitchen, space and plumbing for washing machine, stainless steel sink and drainer unit, wall mounted Worcester gas boiler, door to garage.

Lounge

18' 3" x 13' 1" (5.56m x 3.99m) Two double glazed windows to side, double glazed French doors to rear leading to the garden, feature fireplace elevated with living flame through stones, television point.

Bedroom One

11' 9" x 12' 5" (3.58m x 3.78m) Double glazed window to rear, door to en-suite and walk in wardrobe, television point.

En-Suite Shower Room

5' 7" x 5' 6" (1.70m x 1.68m) Comer shower with mains fed shower, wash hand basin set in vanity unit, low level WC, heated towel rail, tiled flooring, double glazed frosted window to rear.

Walk-in Wardrobe

5' 11" x 5' 6" (1.80m x 1.68m)

Bedroom Two

11' 9" x 8' 6" (3.58m x 2.59m) Double glazed window to side, television point.

Bedroom Three

11' 9" x 12' 5" (3.58m x 3.78m) Double glazed window to front, television point.

Bathroom

9' 2" x 5' 6" (2.79m x 1.68m) White suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, low level WC, tiled flooring, heated towel rail, double glazed frosted window to front.

Outside

Rear Garden

Secluded sunny rear garden with formal lawn, established trees and shrubs, well stocked border, patio area, access to front, summerhouse.

Front Garden

Driveway providing off road parking for several vehicles, laid to lawn, established trees and shrubs.

Double Garage

16' 8" x 16' 7" (5.08m x 5.05m) Electric remote control up and over door to front, double glazed window to side, power and light, door to rear leading to utility room.

Council Tax Band E

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	82	83
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	