



3 Sycamore Close, Herne Bay, Kent, CT6 6LT



Modern detached 2 bedroom bungalow located in a popular residential area on the east side of town in a quiet cul-de-sac, within walking distance of the Village of Beltinge with local shops and amenities. 'Bus route to town nearby and easy access to cliff top walks down to the sea. Features gas central heating and double glazing. God size rear garden and large double glazed conservatory. No forward chain.

Offers In Excess Of £400,000 Freehold



Double glazed Enclosed Entrance Porch

Entrance Hall

19'7 x 4'7 (5.97m x 1.40m)

Radiator. Power points. 2 large built-in cupboards. Water softner. Power point. Boiler in roof. Loft ladder to spacious roof which could be converted subject to planning permission.

Front Bedroom

9'5 x 12' (2.87m x 3.66m)

Double glazed window. Radiator. Power points.

Ensuite Shower room

5'3 x 7'4 (1.60m x 2.24m)

Shower cubicle. Low level W.C. suite. Pedestal washbasin. Tiled walls. Extractor unit. Heated towel rail. Medicine cabinet (mirror fronted)

Front Bedroom

13'3 includ range of fitted wardrobesx 12' (4.04m includ range of fitted wardrobesx 3.66m)

Double glazed window. Radiator. Power points. Matching chest of drawers and bedside cabinet.

Shower/W.C.

7'7 max x 8'3 max (2.31m max x 2.51m max)

Shower cubicle. Vanity washbasin. Bidet. Low level W.C. suite. Heated towel rail. Airing cupboard with hot tank. Tiled walls. Medicine cabinet (mirror fronted doors) Wall cupboard. Extractor unit. Double glazed windows.

Lounge

11'4 x 12' (3.45m x 3.66m)

T.V. point. Power points. Wall lights. Radiator. Modern fireplace with remote control for gas fire. Wooden folding doors to:

Double glazed Impressive Conservatory

24' x 10' (7.32m x 3.05m)

Pitched roof with lighting. 2 radiators. Power points. T.V. point. Tiled floor. Pair of double glazed doors to rear garden. Window blind. Access to Kitchen.

Kitchen (off Hall)

14'5 x 8'8 (4.39m x 2.64m)

Stainless steel sink unit. Base units and wall cupboards. Worktops. Power points. Bosch electric double oven. Electric hob and extractor unit. Integrated dishwasher. Integrated freezer. Fridge. Washing machine. Radiator. Display wall cupboard.

Outside

Wide rear garden in lawn. Patio. Sheds. Greenhouse. Additional side garden. Established flower beds. Side garden useful for extra parking subject to alterations.

Notes

Cavity wall insulation.

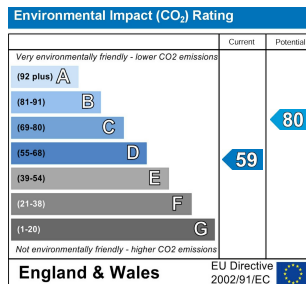
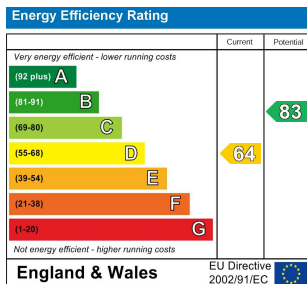
Attached Garage

23' x 9' (7.01m x 2.74m)

Up-and-over door. Gas meter. Hose tap. Electric meter. Double glazed window to rear. Personal double glazed door to rear.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2018



Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

Oyster Financial Services is an appointed representative of Openwork Limited, which is authorised and regulated by the Financial Services Authority



