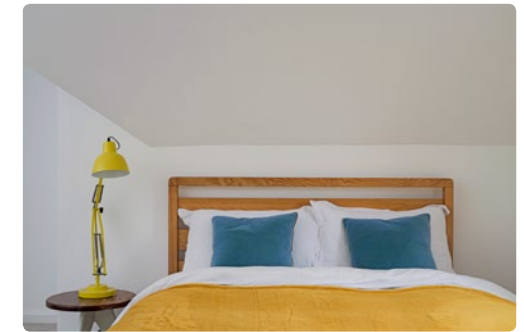




13 Bullers Avenue, Herne Bay, CT6 8UH

4 BEDROOMS | 3 BATHROOMS | 1 RECEPTION

Freehold



13 Bullers Avenue, Herne Bay, CT6 8UH

- Striking Detached Modern Residence
- Artistic Architectural Design
- Significantly Extended & Creatively Enhanced
- Exceptionally Energy Efficient
- Open Plan Living Area With Bi-Fold Doors
- Sleek Contemporary Recently Fitted Kitchen
- Four Double Bedrooms & Three New Bathrooms
- Large Driveway & West Facing Garden
- Short Walk To Town Centre & Train Station

SITUATION:

Central to the bustling seaside town of Herne Bay there is a wide range of amenities with good shopping facilities, a selection of schools including a specialist sports college, an excellent choice of leisure activities including an historic pier. The town also boasts a rowing and sailing club, a local cinema, and swimming pool.

The picturesque Memorial Park also has tennis and basketball courts, a small lake, a children's play area and a sports field. There is a mainline railway station with a regular service to London Victoria and St. Pancras and the town enjoys excellent road links with the A299 (Thanet Way) providing access to both the coast and London via the A2/M2 motorway network.

The nearby cathedral city of Canterbury is just five miles away and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands

alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

The popular seaside town of Whitstable is just seven miles away and famous for its seafood and annual Oyster Festival held at the vibrant harbour and picturesque quayside. The town has a variety of independent shops and boutiques, as well as high street names.



DESCRIPTION:

A striking detached residence which has been significantly extended and thoughtfully reconfigured with a meticulous eye for architectural design focusing on clean lines and natural light.

The property now offers almost 1400 sq.ft of artistically presented accommodation which displays bright and airy open plan living areas, four double bedrooms and three luxury bathrooms.

The property is situated in a central position, just a ten-minute walk to the beach, close to the bustling town centre and just a five-minute walk to the train station which offers high speed links into London in just over an hour.

During this renovation every effort has been made to ensure the property is exceptionally energy efficient with high levels of insulation, high performance double glazing and a brand-new central heating system.



The facade is particularly pleasing with dark framed windows, attractive cladding, a brand-new roof and white render. A large driveway provides parking for two cars, whilst the contemporary front door opens into a spacious entrance hall.

Wood effect quality flooring has been laid throughout the ground floor and leads one to the open plan living area. Flooded with natural light from the sky lantern and bi-fold doors, the room has been thoughtfully designed with plenty of space for cooking, dining and relaxing.

A sleek fitted kitchen is finished with marble effect work tops and integrates a double oven, gas hob, and dishwasher. Stylish pendant lighting has been placed over the units whilst the rest of the space is illuminated by low energy spotlights.

The kitchen is further enhanced by a separate utility room.

On the ground floor one will find two double bedrooms and a well-appointed shower room.

The larger of the two bedrooms is dual aspect and could be used as a separate sitting room.

To the first floor the transformation is exceptional, there are two large double bedrooms each with their own luxury en-suite bathrooms. The bedrooms have plenty of space for freestanding bedroom furniture or alternatively bespoke joinery could be installed.

OUTSIDE:

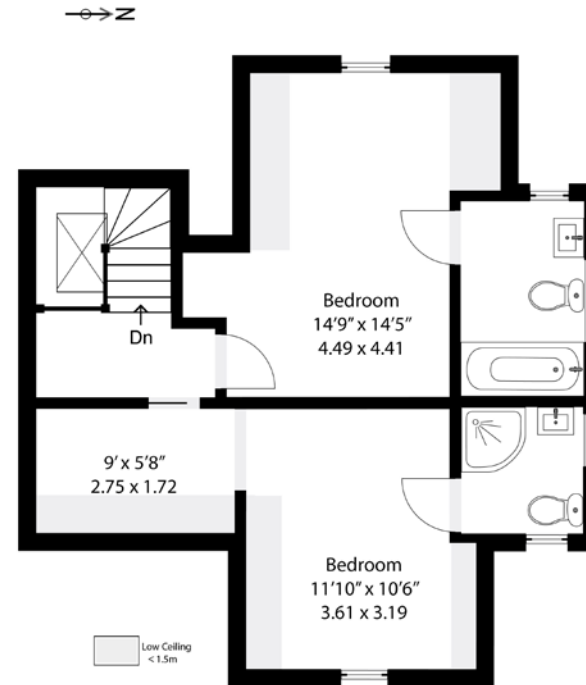
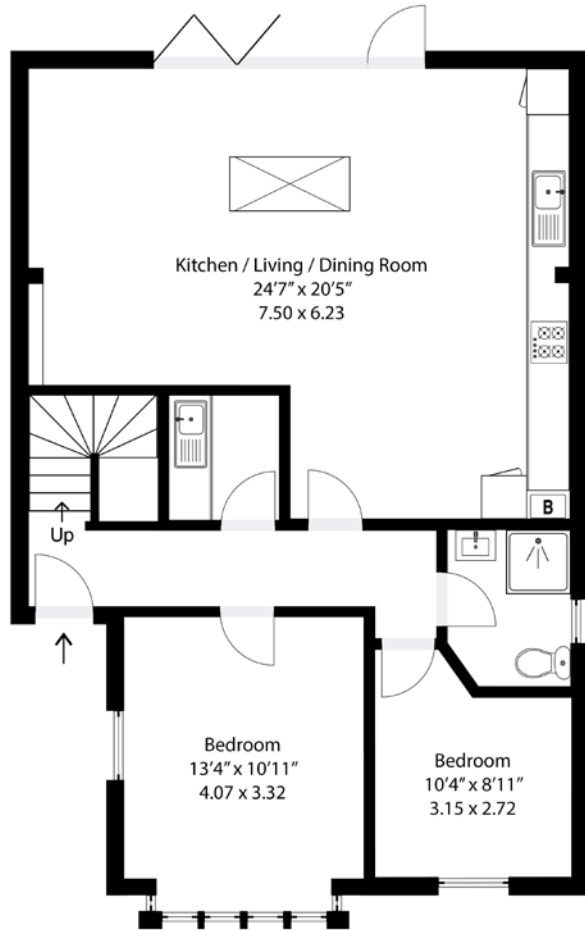
To the front of the property there is a driveway, which has been laid with slate shingle whilst to the rear there is the lovely patio which benefits from evening sunshine due to its westerly position, the rest of the garden is mainly laid to lawn and enjoys the sun throughout the day.











TOTAL FLOOR AREA: 1366 sq. ft (127 sq. m)



EPC RATING
C



COUNCIL TAX BAND
B



GENERAL INFORMATION
All services are mains connected

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