



34 The Broadway, Herne Bay
£600,000

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Herne Bay, Herne Bay

*** LUXURY DETACHED NEW HOME *** Ready for Occupation A stunning brand new four/five bedroom detached home in the heart of Herne Bay. This four bedroom detached house, with the potential to easily add up to two more bedrooms on the third floor, has much more than meets the eye with stunning sea views from the first and second floors. The ground floor has a large open plan layout including lounge, kitchen and dining areas with bi fold doors leading out to the garden. A utility room and WC also complete the ground floor. The modern contemporary stone grey fully fitted shaker kitchen comes with integrated Bosch kitchen appliances. The whole of the downstairs will be grey porcelain tiles. The first floor consists of four double bedrooms, two with en-suites and a family bathroom, which will all be grey carpet as well as the stairs. On the top floor is the large loft room which is a huge open plan versatile area; should you need an extra-large informal bedroom which would easily home another bathroom and a walk-in wardrobe to accompany, or a separate living area. The room has been fitted out with ample power sockets and services to enable bathroom(s) to be easily installed or to be used for office/workspace. The brand new home has under floor hive heating system all on the ground floor, pressurised water system and gas central heating. Parking for one/two cars to the front and a good size rear garden. The home comes with a six-year architects' certificate and the sellers are kindly offering a one year snagging guarantee. Please visit the developers website for previous work. www.reasondevelopments.co.uk

- 4 Double Bedrooms
- Sea Views
- 1 Year Snagging Guarantee
- 6 Year Architects Certificate
- Off Street Parking





Ground Floor

Hallway

Open-Plan Living/Dining/Kitchen

Kitchen/Diner

25' 4" x 17' 9" (7.72m x 5.41m)

Living Room

17' 11" x 17' 9" (5.46m x 5.41m)

Utility Room/WC

First Floor

Bedroom

14' 12" x 9' 11" (4.57m x 3.02m)

En-suite Shower Room

Bedroom

17' 11" x 10' 12" (5.46m x 3.35m)

En-suite Shower Room

Bedroom

13' 1" x 11' 4" (3.99m x 3.45m)

Bedroom

9' 9" x 8' 0" (2.97m x 2.44m)

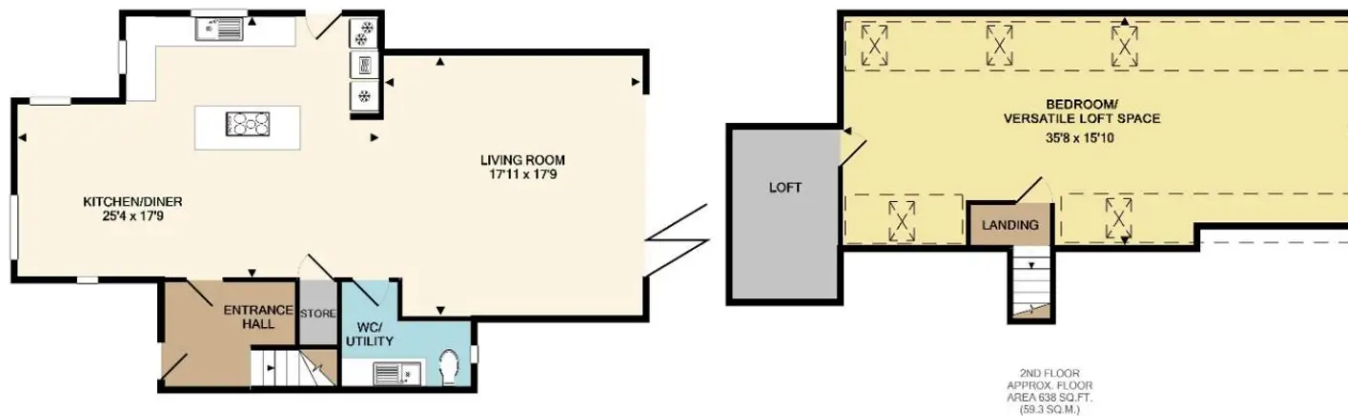
Family Bathroom

Top Floor

Large Loft Room (Potential for: x2 Bedrooms, Both

35' 8" x 15' 10" (10.87m x 4.83m)





GROUND FLOOR
APPROX. FLOOR
AREA 856 SQ.FT.
(79.6 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 638 SQ.FT.
(59.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 887 SQ.FT.
(82.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2382 SQ.FT. (221.3 SQ.M.)

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.
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