



1 Holness Road, Herne Bay

In Excess of **£425,000**



1 Holness Road

Herne Bay

The downstairs accommodation is complimented by utility room with plumbing for a washing machine, giving more space to the kitchen and also leading out to the driveway from the side. One of the reasons the Amberley's design is so popular is due to it offering something that is rare, a Three bedroom home offering Three double bedrooms, with the main bedroom benefiting from stylish en-suite shower room, with a family bathroom and airing cupboard completing this level.

The outside space is walled and secluded, and almost directly south facing making it a perfect sun trap, with patio area for seating, laid to lawn main section, shed and rear access into the garage, that has been mostly converted into a cinema room offering an excellent retreat from the main house, and could easily be used as a gym or office space depending on individual requirements. There is still some storage to the front of the garage with driveway for two cars comfortably leading up to it.

- Chain Free
- Three Double Bedrooms
- Amberley Style Detached Home
- Built in 2020
- Excellent Access To Amenities
- Sunny Aspect Secluded Garden





Entrance

Leading to

Lounge

18' 10" x 10' 8" (5.75m x 3.24m)

Wc

With Toilet and Hand Wash Basin

Kitchen/Dining Room

18' 10" x 10' 10" (5.75m x 3.29m)

Utility Room

7' 1" x 5' 7" (2.17m x 1.71m)

First Floor

Leading to

Bedroom

18' 10" x 10' 10" (5.75m x 3.29m)

En-suite

9' 1" x 6' 10" (2.77m x 2.09m)

Bedroom

10' 8" x 8' 7" (3.24m x 2.61m)

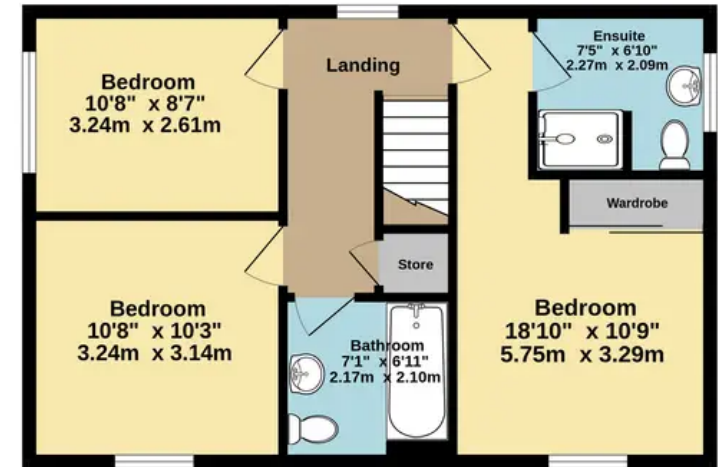
Bedroom

10' 8" x 10' 4" (3.24m x 3.14m)

Bathroom

7' 1" x 6' 11" (2.17m x 2.10m)





TOTAL FLOOR AREA : 1235 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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