



Herne Bay - 106, High Street, Herne Bay, CT6 5LE - 01227 389 998 - hernebay@kimberestates.co.uk

HEATHFIELD BULLOCKSTONE ROAD, HERNE BAY, KENT. CT6 7NN

**£740,000**  
**Freehold**

## ABOUT THE PROPERTY

A fine example of an exquisite five bedroom home, tastefully presented offering sumptuous contemporary interiors with ample living and entertaining space throughout. Enviably located on the outskirts of Herne Bay town, this residence is convenient for road and rail links to London, highly regarded local schools, the beach and all local amenities. 'Heathfield' offers versatile accommodation with rooms of elegant proportions, striking decorative details and volumes of natural light, there is also a large, secluded rear garden alongside an extensive frontage providing ample parking for several vehicles plus a detached garage. Internally the property has a large 25' living room, separate dining room, a beautiful kitchen-breakfast room in the heart of the house plus two large double bedrooms of which the primary bedroom features fitted wardrobes and bi-folding doors opening to the garden and the second bedroom features an en-suite wet-room. The beautifully fitted family bathroom boasts under-floor heating, shower cubicle with a separate bath and 'His & Hers' wash basins. The further accommodation on the ground floor provides a utility room, shower room and a fifth bedroom or a perfect study/office. The first floor offers two double bedrooms with an en-suite shower room attached to one. A viewing of this particular residence comes highly recommended.

## FEATURES

- Five Bedroom Detached Family Home
- Four Bathrooms
- Versatile Accommodation With Plenty of Space Throughout
- Perfectly Placed For Herne Bay High School
- Fabulous Kitchen/Diner/Family Room
- Located on the Outskirts of Herne Bay Town

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Ground Floor

### Entrance Hall

Front entrance door, storage cupboard.

### Bedroom Five / Study

15' 0" x 9' 11" (4.57m x 3.02m)

Double glazed window to front and side, radiator.

### Lounge

25' 8" x 13' 5" (7.82m x 4.09m)

Double glazed window to front and side, fireplace, radiator, doors leading to:

### Kitchen-Breakfast Room

16' 4" x 13' 5" (4.98m x 4.09m)

Modern fitted kitchen comprising of a range of matching wall and base units with complementary work surfaces over and tiled splash backs, central island, one and a half bowl sink and drainer unit, four burner electric hob with extractor canopy over, two fitted eye level ovens, space for fridge freezer, upright column radiator, double glazed window to side, double glazed bi-folding doors leading to the garden.

### Inner Hallway

Double glazed door to rear leading to the garden, door to:

### Shower Room

Double glazed frosted window to rear, low level WC, wash hand basin set in vanity unit, corner shower, heated towel rail, partially tiled walls.

### Dining Room

17' 5" x 9' 11" (5.31m x 3.02m)

Double glazed doors to side, stair case to first floor, radiator.

### Inner Hallway

Two double glazed windows to rear, radiator.

### Bedroom Four

12' 6" x 11' 9" (3.81m x 3.58m)

Double glazed window to rear, door to:

### En Suite Wet Room

Shower, pedestal wash hand basin, low level WC, partially tiled walls, double glazed frosted window to rear.

## Bathroom

Panelled bath, double shower, his and her's sink, low level WC, heated towel rail, tiled flooring, partially tiled walls, double glazed frosted window to rear.

## Bedroom Two

16' 1" x 15' 8" (4.90m x 4.78m)

Double glazed window to front, double glazed bi-folding doors to rear leading to the garden, fitted wardrobes, radiator.

## First Floor

### Landing

### Bedroom One

14' 4" x 12' 0" (4.37m x 3.66m) Two Velux windows to side, radiator, built in storage cupboard, door to:

### En-Suite Shower Room

Double shower, wash hand basin set in vanity unit, low level WC, Velux window to rear, access to loft, tiled flooring.

### Bedroom Three

14' 4" x 11' 2" (4.37m x 3.40m) Two velux windows to side, built in storage cupboards.

## Outside

### Rear Garden

Mainly laid to lawn, mature trees and shrubs, pond, side access.

### Front Garden

Mainly laid to lawn, driveway providing off road parking.

## Detached Garage

## Council Tax Band D

## NB

At the time of advertising these are draft particulars awaiting approval of our sellers.

