# **Kimber Estates**



Total area: approx. 106.9 sq. metres (1151.2 sq. feet) 2 Freshwater Close, Herne Bay



2 Freshwater Close, Herne Bay, Kent, CT6 8FF

## Offers in Excess of £350,000 Freehold

'White Willows' is a pleasant development of modern, family homes positioned towards Hampton in coastal Herne Bay with the beautiful beach and coastal walks very close by. Worthy of a mention is the proximity of the house to Heme Bay High school being just a fifteen minute walk away alongside nearby bus links into neighbouring Whitstable town and The Cathedral City of Canterbury. This particular house is presented in excellent decorative order and has a beautiful, modern fitted kitchen. The garage has been properly converted into a room which is currently used as the fourth bedroom. There is a lovely lounge and conservatory plus a downstairs cloakroom whilst to the first floor there are three bedrooms, the primary enjoying en-suite shower room and a modern family bathroom. Externally, there is a pretty, sunny rear garden and ample parking to the front. The current owners have made several improvements to the house and are only selling due to a change in circumstances.

Kimber Estates 106 High Street Herne Bay Kent CT6 5LE

01227 389 998 hernebay@kimberestates.co.uk

First Floor

Bedroom

3.69m (12'1") max x 2.90m (9'6")

Bedroom 3.60m x 2.68m (11'10" x 8'10")

Bathroom

.43m x 1.92r

Landing

Bedroom 2.59m x 2.15m (8'6" x 7'1")



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#### **Ground Floor**

#### Entrance Hall

Double glazed front entrance door, frosted double glazed window to side, radiator, staircase to first floor.

#### Cloakroom

Double glazed window to front, low level WC, radiator, wash hand basin set in vanity unit.

#### Lounge

15' 1" x 16' 3" (4.60m x 4.95m) Double glazed window to front, television point, radiator, laminate flooring, arch to:

#### Kitchen/Diner

10' 10" x 16' 3" (3.30m x 4.95m) White modern high gloss fitted kitchen with complimentary work tops, breakfast bar divide, radiator, stainless steel single drain sink unit, electric oven, ceramic hob, extractor fan over, integral seventy/thirty fridge/freezer, dishwasher, double glazed window to rear, double glazed french doors to conservatory, door to:

#### Bedroom Four/Reception Room

16' 6" x 8' 4" (5.03m x 2.54m) Double glazed window to front, radiator, laminate flooring, television point, built in double wardrobe.

#### Conservatory

9' 8" x 13' 8" (2.95m x 4.17m) Double glazed all round, double glazed french doors to rear, triple polycarbonate roof.

#### First Floor

#### First Floor Landing

Loft hatch, airing cupboard, housing hot water tank.

#### Bathroom

8' 0" x 6' 4" (2.44m x 1.93m) Modern bathroom, P shaped bath, main spread shower, heated towel rail, wash and basin and low level WC sat in vanity unit, fully tiled walls.

### Bedroom One

12' 1" x 9' 6" (3.68m x 2.90m) Double glazed window to rear, radiator.

#### En-Suite

Modern suite comprising single shower stall with main spread shower, low level WC, wash hand basin, fully tiled walls, heated towel rail.

#### Bedroom Two

11' 10" x 8' 10" (3.61m x 2.69m) Double glazed window to front, radiator.

#### Bedroom Three

8' 6" x 7' 1" (2.59m x 2.16m) Double glazed window to front, radiator.

#### Outside

#### Rear Garden

NF

Enclosed rear garden, patio part paved part timber decking, AstroTurf, summer house, fenced divide.

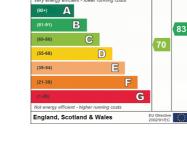
#### Council Tax Band B

At the time of advertising, these are draft particulars awaiting approval from our seller.









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