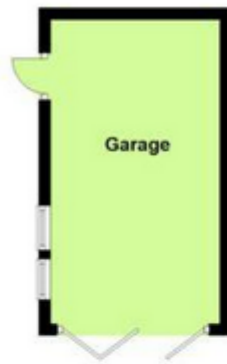




# Kimber Estates



33 Grand Drive, Herne Bay, Kent, CT6 8JR

£499,950 Freehold

This gorgeous four bedroom chalet style home in Hampton is presented in lovely order throughout and has been well maintained by the current owners. People yearn to live here given that the beach, wonderful coastal walks are literally just a few minutes stroll away. There are also nearby bus, road and train links into Whitstable, Canterbury City and London. The property offers versatile accommodation which could suit a variety of buyers with two good size bedrooms (one currently used as a dining room), lounge/diner, kitchen/breakfast room and bathroom with upstairs having a two more bedrooms and another bathroom. Externally there is a garage and driveway with off road parking as well a good size sunny aspect rear garden ideal for a young growing family. An internally viewing comes highly recommended.



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## GROUND FLOOR

### Entrance Hallway

Double glazed front door, stairs leading to first floor, under stairs storage cupboard, radiator and double glazed port hole windows to front and side.

### Dining Room/Bedroom Three

11' 11" x 11' 11" (3.63m x 3.63m)  
Double glazed bay window to front, radiator.

### Bedroom Two

11'9" x 10'4" (3.64m x 3.18m)  
Double glazed window to side, radiator.

### Bathroom One

9' 10" x 8' 5" (3.00m x 2.57m)  
Corner bath, shower unit with electric shower over, pedestal wash hand basin, low level WC, radiator, fully tiled walls, extractor fan, double glazed window to side.

### Lounge

21' 0" x 11' 11" (6.40m x 3.63m)  
Double glazed window to side, radiator, double glazed patio door leading to garden.

### Kitchen/Breakfast Room

17' 0" x 11' 6" (5.18m x 3.51m max) Modern fitted kitchen comprising range of matching wall and base units with complementary oak work surfaces with tiled splash backs above, space for 'Range Master' style cooker, extractor hood, stainless steel single drainer sink unit with mixer tap, integrated dishwasher, space for American style fridge/freezer, space for washing machine, tiled flooring, radiator and double glazed windows to side and rear.

## FIRST FLOOR

### Landing

Double glazed window to front, radiator.

### Bedroom One

15' 0" x 13' 9" (4.57m x 4.19m)  
Two double glazed port hole windows to rear, double glazed skylight and two eves storage cupboards, radiator, built-in wardrobe.

### Bedroom Four

9' 5" x 8' 11" (2.87m x 2.72m)  
Double glazed skylight.

### Bathroom Two

Panelled bath unit, pedestal wash hand basin, low level WC, fully tiled walls, extractor fan, heated towel rail, tiled flooring.

## OUTSIDE

### Rear Garden

Mainly laid to lawn with paved area, shed, utility shed with space for tumble dryer and space for fridge/freezer, side access and outside tap.

### Garage

Wooden double doors.

## COUNCIL TAX BAND D

### NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	