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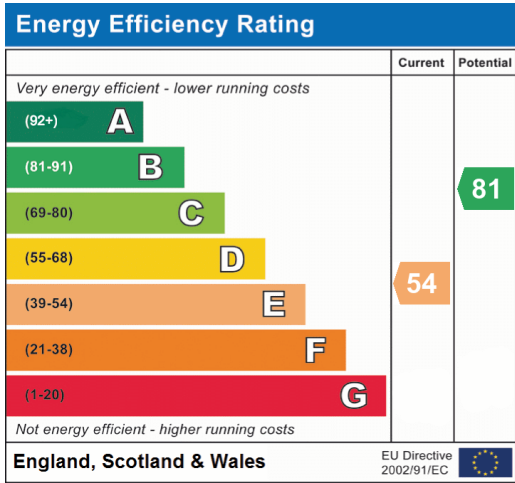
5 ORCHARD ROAD, HERNE BAY, KENT. CT6 5TP

£550,000
Freehold

ABOUT THE PROPERTY

Nestled in a quiet cul-de-sac on a private road, this charming early 1900's home seamlessly blends period features with modern comforts. The elegant reception hall leads into a cozy sitting room, preserving its timeless character. Beyond, the spacious kitchen-diner offers a more contemporary touch while maintaining the home's traditional feel. Adjacent, you'll find a welcoming lobby, a downstairs cloakroom, and a practical utility room, all thoughtfully integrated into the layout. Upstairs, four double bedrooms offer generous proportions, with the master bedroom benefiting from an en-suite bathroom. Outside, the rear garden offers a private, low-maintenance oasis, complete with a fully insulated log cabin, ideal for additional living or workspace. To complete the picture to the front of the property, an integral garage offers convenient parking and storage, alongside additional off-street parking for ease. The home's prime location is another highlight, situated near a well-regarded school, convenient transport links to London, and just a short stroll to the vibrant coastal town of Herne Bay.

- FEATURES**
- Four Bedroom Detached Family Home
 - Downstairs WC and Utility Room
 - Main Bedroom with En Suite Shower Room
 - Positioned on a Private Road in a Cul de Sac



GROUND FLOOR

Reception Hall
Entrance via newly fitted front door, wood effect flooring, radiator, under stairs storage cupboard, stairs to first floor:

Lounge
15' 1" x 15' 0" (4.60m x 4.57m) Double glazed bay window to front with fitted window seat, feature fire place with real flame gas fire, television point, two radiators.

Kitchen/Diner
25' 4" x 13' 0" (7.72m x 3.96m) Newly fitted beautiful kitchen with a range of floor, drawer and wall cabinets with metro tiled splashbacks. Insert double drainer sink unit with mixer taps, integral eye level double oven and grill. Insert four burner gas hob with extractor fan over, breakfast bar divide. Double glazed window to rear, double glazed French doors to rear garden, wooden effect flooring, television point, built in larder cupboard, door to:- ,

Inner Lobby
Built in storage cupboard, door to utility room.

Cloakroom
Low level WC, partly tiled walls, pedestal wash hand basin.

Utility Room
Stainless steel sink and drainer unit, space for tumble dryer and plumbing for washing machine, tiled floor, door to garage.

FIRST FLOOR

Landing
Double glazed window to side, large loft hatch, loft is fully boarded with ladder and light.

Family Bathroom
Newly fitted modern suite complete with mains fed shower over a splash back screen, wash hand basin set in vanity unit, low level WC, heated tower rail, tiled floor, fully tiled walls.

Master Bedroom
Double glazed bay window to front, radiator, door to:



En-Suite
Newly fitted suite comprising double shower stall with mains fed shower, double glazed frosted window to side, wash hand basin set in vanity unit, low level WC, fully tiled walls and floor, radiator.

Bedroom Two
13' 0" x 9' 0" (3.96m x 2.74m)
Double glazed window to rear, radiator.

Bedroom Three
12' 2" x 9' 10" (3.71m x 3.00m)
Double glazed window to front, radiator, fitted cupboard.

Bedroom Four
9' 10" x 8' 10" (3.00m x 2.69m)
Double glazed window to rear, radiator.

OUTSIDE

Rear Garden
42' 0" x 25' 0" (12.80m x 7.62m) Astro turf for low maintenance with bordering beds, outside tap and light, access to front.

LOG CABIN - Fully insulated with power and light, plus double glazing, television point, wall mounted electric heater.

Front Garden
Attractive frontage with various shrubs and formal lawn and herringbone design blocked paved driveway providing off road parking for several vehicles.

Garage
Up and over door to front, power and light plus personal door into the house.

COUNCIL TAX BAND E
NB At the time of advertising these are draft particulars awaiting approval of our sellers.

