



# Kimber Estates



112 Carlton Hill, Herne Bay, Kent, CT6 8HR

£550,000 Freehold

Located in a sought-after and desirable area, this beautifully extended family home is just a short walk from Herne Bay seafront, train station, shops, schools, and amenities. The property has undergone a single storey extension, resulting in a light-filled, spacious, and well-proportioned living space. The ground floor features a separate lounge, utility room/cloakroom and a modern kitchen/diner/sitting room, complete with a comprehensive range of units and integrated appliances. Upstairs, the first floor offers three bedrooms and a family bathroom. The front of the property boasts an extensive driveway, while the rear has been meticulously landscaped to include a patio area leading to a large lawned area additionally there is a charming log cabin with an adjoining shed, perfect for entertaining and enjoying the summer months. Viewing is highly recommended to fully appreciate the size and high specification of this modern family home.



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## GROUND FLOOR

### Entrance Hall

Double glazed entrance door and double glazed frosted windows to front, radiator, under stair storage cupboard housing gas combination boiler.

### Utility Room

9' 2" x 6' 1" (2.79m x 1.85m)  
Double glazed door to side, stainless steel sink and drainer unit with tiled splash backs, base units providing storage, space and plumbing for washing machine and tumble dryer, radiator.

### Cloakroom

Double glazed frosted window to side, low level WC, wash hand basin, storage cupboard, radiator.

### Lounge

12' 1" x 12' 2" (3.68m x 3.71m)  
Double glazed bay window to front, radiator, fireplace with log burner.

### Dining Room

12' 5" x 12' 2" (3.78m x 3.71m)  
Two double glazed frosted window to side, brick feature chimney breast with log burner, opening to:

### Kitchen-Diner

19' 6" x 18' 7" (5.94m x 5.66m)  
A lovely room enjoying an open plan arrangement. Beautifully fitted kitchen comprising range of matching wall and base units with complementary wood work surfaces over and tiled splash backs above. Integral fridge freezer and dishwasher, larder. Fitted sink with mixer tap, plus eye level double oven and grill. Large island with four burner induction hob plus storage cupboard below. Double glazed window to rear, tiled effect wooden flooring, Upright contemporary radiator and double glazed sky lantern window, double glazed doors leading to the garden.

## FIRST FLOOR

### Landing

Access to loft space.

### Bedroom One

11' 11" x 12' 3" (3.63m x 3.73m)  
Double glazed bay window to front, radiator, built in wardrobes.

### Bedroom Two

11' 3" x 12' 3" (3.43m x 3.73m)  
Double glazed window to rear, radiator.

### Bedroom Three

6' 2" x 6' 1" (1.88m x 1.85m)  
Double glazed window to front, radiator.

## Bathroom

8' 4" x 6' 1" (2.54m x 1.85m)  
Modern four piece suite bathroom with corner shower unit, paneled bath unit, low level WC, wash hand basin, heated towel rail, double glazed frosted window to rear.

## OUTSIDE

### Rear Garden

Beautifully landscaped rear garden, mainly laid to lawn with mature shrubs and flowering borders, large decking area, fenced surround, access to front.

### Home Office/ Studio

Power and light, double doors to front, two windows to front, hard wired internet access. adjoining shed separate entrance.

### Parking

Driveway with space for several vehicles and electric car charger

## 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+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	