



Total area: approx. 136.8 sq. metres (1472.2 sq. feet)
33 Hillcroft Road, Herne Bay

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33 HILLCROFT ROAD, HERNE BAY, KENT.
CT6 7EW

£500,000
Freehold

ABOUT THE PROPERTY

This stunning detached family home is presented in immaculate order from top to bottom with rooms of elegant proportions. Having been lovingly updated and extended with tasteful décor the layout downstairs is arranged with a downstairs cloakroom, lounge, bedroom four/dining room and a beautifully extended contemporary open plan kitchen/diner/living room with bi fold doors out to a good size rear garden. Upstairs there are three good size bedrooms and family bathroom all been decorated to a high standard. Located on a good size plot, with plenty of parking and a garage with a workshop attached. Positioned in the village of Herne, there is an excellent primary school close by, a cluster of shops and regular bus service into coastal Herne Bay and The Cathedral City of Canterbury.

FEATURES

- Extended Ground Floor Family Living
- Beautifully Modernised Kitchen/Diner
- Desirable Location Close To All Bus Routes, Shops and Schools
- Garage and Workshop in Rear Garden
- Three/Four Bed Detached Chalet Bungalow

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Entrance Hall

Front entrance door, radiator, stair case to first floor, cupboard under stairs.

Lounge

22' 5" x 12' 6" (6.83m x 3.81m) Double glazed window to front and side, two radiators, feature fireplace.

Kitchen

22' 6" x 20' 6" (6.86m x 6.25m) Modern fitted kitchen comprising of a range of matching wall and base units with complementary work surfaces over, central island, one and a half bowl sink and drainer unit, integral electric double oven, integral microwave, five gas burner hob with extractor canopy over, integral dishwasher, space for washing machine, radiator, double glazed window to front and side, double glazed bi folding doors to side leading to the rear garden, lantern light. Ceramic wood effect tiled flooring.

Cloakroom

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

Bedroom Four

9' 0" x 9' 10" (2.74m x 3.00m) Double glazed window to rear, radiator.

First Floor

Landing

Radiator in decorative cover, loft hatch.

Bedroom One

12' 5" x 12' 6" (3.78m x 3.81m) Double glazed window to side, radiator, space into eaves.

Bedroom Two

12' 2" x 10' 0" (3.71m x 3.05m) Double glazed window to side, radiator, fitted wardrobes, space into eaves.



Bedroom Three

6' 6" x 10' 2" (1.98m x 3.10m) Double glazed window to front, radiator, fitted wardrobe.

Bathroom

5' 1" x 9' 10" (1.55m x 3.00m) Double glazed frosted window to side, p shaped bath with shower over, low level WC and wash hand basin set in vanity unit, partially tiled walls, heated towel rail.

Outside

Rear Garden

Enclosed rear garden, mainly laid to lawn, mature trees and shrubs, decking area, summerhouse 10' 2" x 9' 10" (3.10m x 3.00m)

Front Garden

Open plan frontage, paved driveway providing off road parking, laid to lawn.

Garage/Workshop

17' 5" x 7' 9" (5.31m x 2.36m) Garage
7' 10" x 7' 9" (2.39m x 2.36m) Workshop
Door to side leading to the garden, two windows to side.

Council Tax Band E

NB

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

