



Kimber Estates



30 Daimler Avenue, Heme Bay, Kent, CT6 8AG

£450,000 Freehold

Kimber Estates are proud to present this substantial detached family home to the market located mere steps away from the seafront at Studd Hill. This particular property provides huge amounts of downstairs accommodation and being in a fantastic location offers an opportunity that is rarely found in Studd Hill. This chalet bungalow is deceiving and can be enjoyed as is, with an extraordinary range of versatile living options. The ground floor comprises of a large open plan dining area, leading to the fully fitted kitchen, utility room, downstairs shower room, two bedrooms and extended lounge leading out to the low maintenance garden. The first-floor accommodation consists of a further two double bedrooms both with en suite. The rear garden is paved and offers three sheds giving plenty of storage if needed. A driveway to the front of the property offers plenty of parking. Be sure not to miss out on this wonderful opportunity and call today to book your viewing.

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GROUND FLOOR

Entrance/Dining Room

18' 1" x 11' 8" (5.51m x 3.56m)
Entrance door to side, staircase to first floor, two radiators, television point, electric fire, double doors leading into Lounge.

Kitchen

12' 4" x 9' 4" (3.76m x 2.84m)
Modern fitted kitchen comprising range of matching wall and base units and complementary work surfaces over and tiled splash backs above, four burner gas hob with extractor fan over, eye level double oven and grill, ceramic sink and drainer unit, integrated dishwasher, double glazed window to front.

Utility Room

12' 5" x 7' 2" (3.78m x 2.18m)
Fitted wall and base units with complementary work surface over and tiled splash backs above, stainless steel sink and drainer unit, space and plumbing for washing machine, space for fridge/freezer, double glazed door to side.

Bedroom Three

15' 5" x 7' 8" (4.70m x 2.34m)
Double glazed window to front, radiator, television point.

Bedroom Four

11' 4" x 9' 1" (3.45m x 2.77m)
Double glazed window to side, radiator, built in wardrobes.

Shower Room

Newly fitted shower room double shower stall, low level WC, wash hand basin, heated towel rail, extractor fan, double glazed frosted window to side.

Lounge-Diner

19' 0" x 8' 2" (5.79m x 2.49m)
Two double glazed windows to side and rear, double glazed doors to rear garden, two radiators, television point, electric fire.

FIRST FLOOR

Landing

Eaves storage cupboards housing Worcester Bosch boiler, feature integral window.

Bedroom One

13' 8" x 12' 3" (4.17m x 3.73m) Double glazed doors to front leading to Balcony, radiator, built in wardrobes, television point.

En Suite One

Shower stall, low level WC, wash hand basin, heated towel rail, extractor fan.

Bedroom Two

12' 3" x 11' 6" (3.73m x 3.51m) Double glazed window to rear, radiator, built in wardrobes.

En Suite Two

Corner shower stall, low level WC, wash hand basin, heated towel rail, extractor fan.

OUTSIDE

Rear Garden

Laid to paved patio, three garden sheds, fenced surround, access to front.

Driveway

With space for several vehicles.

COUNCIL TAX BAND E

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	72	81
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	