



Total area: approx. 95.4 sq. metres (1027.3 sq. feet)



15 The Downings, Herne Bay, Kent, CT6 7EJ

£350,000 Freehold

Nicely tucked away in a quiet cul de sac location this two/three bed detached chalet house is being offered with no onward chain. The ground floor presents a lounge/diner which opens via patio doors onto a substantial paved sun terrace which overlooks the garden. The third bedroom is currently used as a separate dining room but makes a good bedroom plus a fitted kitchen. Upstairs provides two double bedrooms and a family shower room whilst a store room provides a natural route for a dormer extension into the loft that would then offer a fourth bedroom (subject to necessary consents being obtained). A block paved driveway provides off-road parking for several vehicles with a garage to the side.



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GROUND FLOOR

Entrance Hallway

Entrance door to front, radiator, cupboard with shelves, staircase to first floor, under stair storage cupboard.

Dining Room/ Bedroom Three

17’ 8” x 10’ narrowing 8” (5.38m x 3.25m)

Lounge-Diner

16’ 0” x 9’ narrowing 6” (4.88m x 2.90m)
Double glazed windows to front and rear, double glazed sliding doors to rear leading to garden, two radiators, fireplace, television point.

Kitchen

8’ 9” x 9’ 5” (2.67m x 2.87m)
Matching wall and base units with work surfaces over, tiled splash backs, sink and drainer unit with mixer tap over, space for cooker, space for washing machine, space for under counter fridge, wall mounted boiler, serving hatch,, double glazed window to side, double glazed door to rear leading to:

Conservatory

7’ 0” x 7’ 6” (2.13m x 2.29m)
Double glazed surround.

FIRST FLOOR

Landing

Double glazed window to front and side, radiator, loft hatch, large cupboard into eaves.

Bedroom One

10’ 9” x 15’ 8” (3.28m x 4.78m)
Dual aspect with double glazed windows to front and rear, two radiators, television point.

Bedroom Two

9’ 5” x 10’ 6” (2.87m x 3.20m)
Double glazed windows to rear, radiator, television point.

Shower Room

Double shower stall, low level WC, wash hand basin, double glazed frosted window to rear.

OUTSIDE

Rear Garden

Mainly laid to lawn with established trees and bushes, mature shrubs and flowering border, paved patio, timber shed, access to front.

Front Garden

Open plan frontage mainly laid to lawn with block paved driveway providing off road parking.

Agents Note: If the front was block paved there is space for several vehicles including cars, a caravan/boat or motor home.

Garage

Doors to front, side door to garden.

COUNCIL TAX BAND D

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

