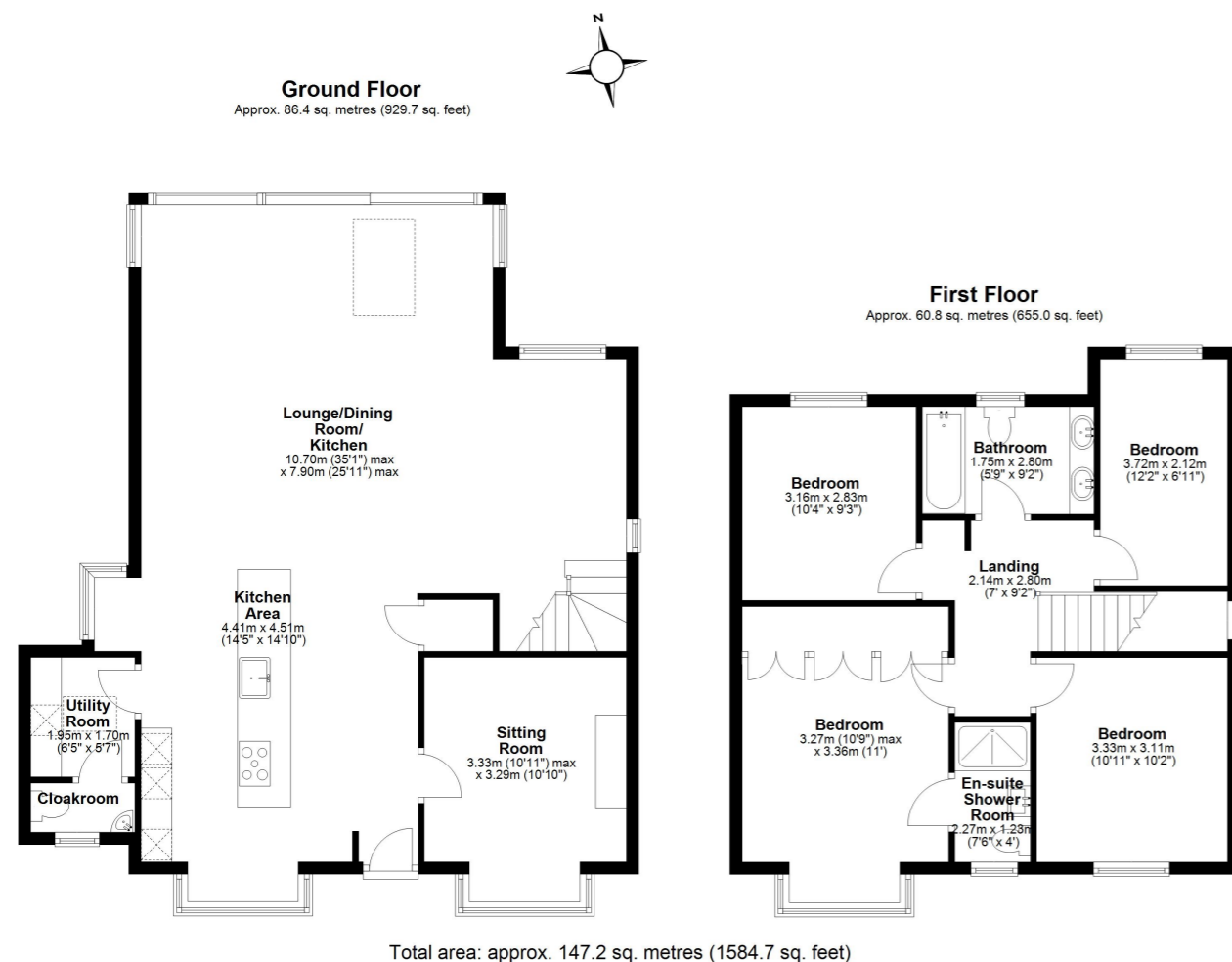




# Kimber Estates



Oakdale Queens Gardens, Herne Bay, Kent, CT6 5BS

£650,000 Freehold

This splendid residence has been carefully and lovingly updated by the current owners paying particular attention to detail throughout. With luxurious internal fittings and a thoughtful layout, the property is being offered in immaculate condition. The ground floor offers a beautiful open plan family/dining room/kitchen complete with appliances ideal for any large family plus a separate sitting room, utility room and downstairs cloakroom. Upstairs has an impressive primary bedroom with built in wardrobes and an ensuite shower room plus three further bedrooms and a modern family bathroom. Externally there is a secluded and sunny garden with attractive frontage offering a driveway with plenty space for several vehicles. Positioned in a convenient spot close to the town centre, the sea front, highly regarded schools, the train station, literally all the town's amenities are to hand.





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## Ground Floor

### Entrance

Front entrance door, open plan arrangement to ground floor living space with a stunning kitchen leading into the main reception area.

### Sitting Room

Double glazed bay window to front with bespoke shutters, Victorian style fireplace, stripped floor boards, column radiator.

### Open Plan Kitchen/Lounge-Diner

**Kitchen**  
Double glazed bay window to front with bespoke shutters, contemporary fitted kitchen units, large island with five burner induction hob, suspended extractor fan, inset sink unit, dishwasher, wine cooler plus cupboard for storage. Integral full height fridge, two fitted eye level combination ovens, upright column radiator, under stairs storage cupboard. All appliances are Bosch.

**Lounge Diner**  
Full height double glazed sliding doors to rear leading to the garden, contemporary oak acoustic wall panels, television point, staircase to first floor.

### Utility Room

Range of fitted cupboards, wall mounted gas boiler, door to:

### Cloakroom

Lower level WC, suspended corner wash hand basin, double glazed window to front, radiator.

## First Floor

### Landing

### Primary Bedroom

Double glazed bay window to front with fitted shutter style blinds, floor to ceiling fitted wardrobes, radiator.

### En-Suite Shower Room

Double shower stall with mains fed fitted shower, pedestal wash hand basin, low level WC, double glazed frosted window to front.

### Bedroom Two

Double glazed window to front with fitted shutter style blinds, radiator.

### Bedroom Three

Double glazed window to rear with fitted shutter style blinds, radiator.

### Bedroom Four

Double glazed window to rear with fitted shutter style blinds, radiator.

## Bathroom

Panelled bath with mixer taps and shower attachment, his and hers vessel top wash hand basins set in vanity unit, lower level WC.

## Outside

### Rear Garden

Enclosed secluded rear garden laid to lawn, with established trees and shrubs, raised timber decking plus paved patio with Pergola and seating area, timber garden shed, external lighting, access to front.

### Front Garden

Open plan frontage providing off road parking for several vehicles.

## Council Tax Band B

**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 |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 74                      | 83        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |