



# Kimber Estates



32 Plaxton Way, Herne Bay, Kent, CT6 6FN

£270,000 Freehold

MODERN THREE BEDROOM HOUSE WITH LOW MAINTENANCE GARDEN AND PARKING.

This family home has been loved by its current owners but the time has come for a change so they have made the decision to sell this modern property. Once inside, you will find the house has clearly been taken care of and has a welcoming feel to it. To the front is a modern kitchen which has some lovely cosmetic features, good size lounge-diner plus downstairs cloakroom with the first floor providing three bedrooms, the primary bedroom has an en-suite shower room alongside the main bathroom. The rear garden can be accessed from the side of the house or via French doors from the lounge and is a low-maintenance, contemporary garden that looks particularly pretty in the spring and summer. The development is close to Herne Bay town centre and there is a handy, regular bus service in to The Cathedral City of Canterbury and neighbouring Whitstable town.





This family home has been loved by it's current owners but the time has come for a change so they have made the decision to sell this modern property. Once inside, you will find the house has clearly been taken care of and has a welcoming feel to it. To the front is a modern kitchen which has some lovely cosmetic features, good size lounge-diner plus downstairs cloakroom with the first floor providing three bedrooms, the primary bedroom has an en-suite shower room alongside the main bathroom. The rear garden can be accessed from the side of the house or via French doors from the lounge and is a low-maintenance, contemporary garden that looks particularly pretty in the spring and summer. The development is close to Herne Bay town centre and there is a handy, regular bus service in to The Cathedral City of Canterbury and neighbouring Whitstable town.

## Ground Floor

### Entrance Hall

Front entrance door, staircase to first floor, radiator.

### Cloakroom

Low level WC, wash hand basin, radiator, double glazed window to side.

### Kitchen

10' 8" x 8' 8" (3.25m x 2.64m) Range of fitted kitchen units with inset stainless steel sink and drainer unit, fitted hob, extractor canopy and oven, space and plumbing for dishwasher, space and plumbing for washing machine, double glazed window to front, tiled.

### Lounge/Diner

16' 0" x 14' 5" (4.88m x 4.39m) Double glazed window to rear, double glazed french doors to rear leading to the garden, deep set storage cupboard beneath the stairs.

## First Floor

### Bedroom One

12' 2" x 9' 4" (3.71m x 2.84m) Double glazed window to rear, radiator.

### Ensuite Shower Room

Wash hand basin, low level WC, shower stall with mains fed fitted shower.

### Bedroom Two

10' 2" x 9' 5" (3.10m x 2.87m) Double glazed window to rear, radiator, loft access.

### Bedroom Three

6' 7" x 6' 6" (2.01m x 1.98m) Double glazed window to rear, radiator.

### Bathroom

Lovely bathroom comprising panelled bath with shower attachment, low level WC, wash hand basin, double glazed window to front, radiator.

### Outside

### Rear Garden

Pretty rear garden with astroturf, seating area and exterior lighting.

### Front Garden

Open plan frontage, driveway and off road parking for one vehicle plus adjacent visitors parking space.

## Council Tax Band C

### 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		91
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	