



Kimber Estates



22 Nurserylands, Herne Bay, Kent, CT6 5TF

£375,000 Freehold

Modern and rarely available family home, nestled in a quiet cul-de-sac location within the desirable Nurserylands development on Eddington Lane. Step inside and be greeted by a welcoming hallway, with the ground floor boasting a modern kitchen-diner, comfortable living room and a large double glazed conservatory. This versatile area serves as the perfect dining or family space, flooded with natural light, under floor heating and views of the rear garden. On the first floor there are three bedrooms and a family bathroom. Outside is a generously sized rear garden with a cabin which can be used for a variety of purposes such as a storage room, snug or home office ideal for people working from home. Additional features of this home include ample parking and a garage, double glazing throughout plus there's gas-fired central heating. We highly recommend a viewing of this property.



Modern and rarely available family home, nestled in a quiet cul-de-sac location within the desirable Nurserylands development on Eddington Lane. Step inside and be greeted by a welcoming hallway, with the ground floor boasting a modern kitchen-diner, comfortable living room and a large double glazed conservatory. This versatile area serves as the perfect dining or family space, flooded with natural light, under floor heating and views of the rear garden. On the first floor there are three bedrooms and a family bathroom. Outside is a generously sized rear garden with a cabin which can be used for a variety of purposes such as a storage room, snug or home office ideal for people working from home. Additional features of this home include ample parking and a garage, double glazing throughout plus there's gas-fired central heating. We highly recommend a viewing of this property.

GROUND FLOOR

Entrance Hallway

Entrance door to front, vertical column radiator, staircase to first floor.

Lounge

Double glazed window to front, radiator, under stair storage cupboard, laminate flooring.

Kitchen-Diner

Shaker style modern kitchen fitted with solid resin worktops, inset sink unit with mixer tap over, five burner gas hob with extractor canopy over, fitted eye level oven and grill, upright column radiator, space for dishwasher, integrated 70/30 fridge freezer, integral wine cooler, breakfast bar, double glazed window to rear plus double glazed french door to conservatory.

Conservatory

Double glazed surround, tiled flooring with under floor heating.

FIRST FLOOR

Landing

Loft Access.

Bedroom One

Double glazed window to front, radiator, built in wardrobe.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bathroom

Panelled unit with mains fed shower, pedestal wash hand basin, low level WC, radiator, laminate flooring.

OUTSIDE

Rear Garden

Pretty rear garden mainly laid to lawn, paved patio area.

Cabin

Power and lighting, wifi.

Front Garden and Driveway

Partly laid to lawn with driveway with space for two vehicles.

Garage

Up and over door to front, power and light.

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		
(81-91)	B		87
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	