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20 EDDINGTON LANE, HERNE BAY, KENT.
CT6 5TU

£575,000
Freehold

ABOUT THE PROPERTY

A fine example of an exquisite five bedroom home, tastefully presented offering sumptuous contemporary interiors with ample living and entertaining space throughout. Enviably located on the outskirts of Herne Bay town, this residence is convenient for road and rail links to London, highly regarded local schools, the beach and all local amenities. Offering versatile accommodation with rooms of elegant proportions, striking decorative details and volumes of natural light, there is also a secluded rear garden alongside an open plan frontage providing ample parking for several vehicles. Overall the property is offering over 2500 sq. ft.

FEATURES

- Versatile Accommodation With Plenty of Space Throughout
- Perfectly Placed For Herne Bay High School
- Fabulous Kitchen/Diner/Family Room
- Five Bedrooms, Three Bathrooms

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	82
(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	

Ground Floor

Entrance Porch

Double glazed front entrance door, timber door to:

Reception Hall

Luxury tiled flooring, radiator, staircase to first floor with large storage area below, two radiators, two deep set shelved cupboards.

Sitting Room

18' 1" x 12' 6" (5.51m x 3.81m) Double glazed bay window to front, radiator, television point.

Bedroom

17' 4" x 8' 10" (5.28m x 2.69m) Double glazed bay window to front, floor to ceiling wardrobes with mirror fronted sliding doors, two radiators, television point.

Bedroom

11' 1" x 7' 1" (3.38m x 2.16m) Double glazed frosted window to front, floor to ceiling fitted wardrobes with mirror fronted sliding doors, two radiators, television point.

Bathroom

Modern white suite comprising space saver bath with mains fed shower over having large sprinkler head and handheld attachment, suspended wash hand basin, low level WC, heated towel rail, quartz tiling to walls and floor.

Kitchen/Diner Family Room

29' 5" x 19' 1" (8.97m x 5.82m) This is a glorious room with a separate seating area ideal for family socialising or just relaxing and watching television with upright column radiator. The kitchen area is fitted in a comprehensive range of solid oak fronted units with complimentary splash back tiling. Inset one and a half bowl sink unit with mixer taps, double glazed window to rear and side. Range style cooker with extractor canopy over, deep set shelved larder, television point, recently laid tiled flooring, door to:

Lean-To

22' x 4' 1" (6.71m x 1.24m) A useful room, ideal for storage with plumbing for the washing machine, tiled floor, and double-glazed door to the rear leading to the garden.

Conservatory

18' x 11' (5.49m x 3.35m) A beautiful addition creating further living/dining space with glass roof, tiled floor and radiator. There are lovely fitted double glazed bi-fold doors creating a complete opening into the garden.

First Floor

Galleried First Floor Landing

Double glazed sky light window to rear.

Bedroom

22' 10" x 12' 10" (6.96m x 3.91m) A lovely room, flooded with natural light with part vaulted ceiling and sloping walls. Two double glazed windows to front plus double-glazed sky light window to rear. Walk in eaves storage space, television point, decorative recesses, two radiators, door to:

En-Suite Shower Room

Corner shower stall with mains fed fitted shower, suspended wash hand basin, low level WC, radiator, double glazed sky light window to rear.

Bedroom

13' x 13' (3.96m x 3.96m) Double glazed window to rear, radiator.

Bedroom

16' 6" x 10' (5.03m x 3.05m) Double glazed window to rear, radiator, eaves storage space plus double glazed sky light window to rear.

Shower Room

White suite comprising corner shower stall, low level WC, double glazed skylight window to rear, wash hand basin, radiator.

Outside

Rear Garden

40' x 25' (12.19m x 7.62m) Delightful rear garden with pretty much no maintenance. Enjoying a good degree of seclusion, this garden almost has a 'Mediterranean' feel about it with a glorious patio which leads directly from the conservatory, pergola, shingled areas and pretty, well stocked flowering borders. There is an outside tap plus exterior lighting and power alongside a lovely corner summerhouse.

Front Garden

Block paved attractive frontage, open plan providing parking for several vehicles.

Council Tax Band D

NB

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

