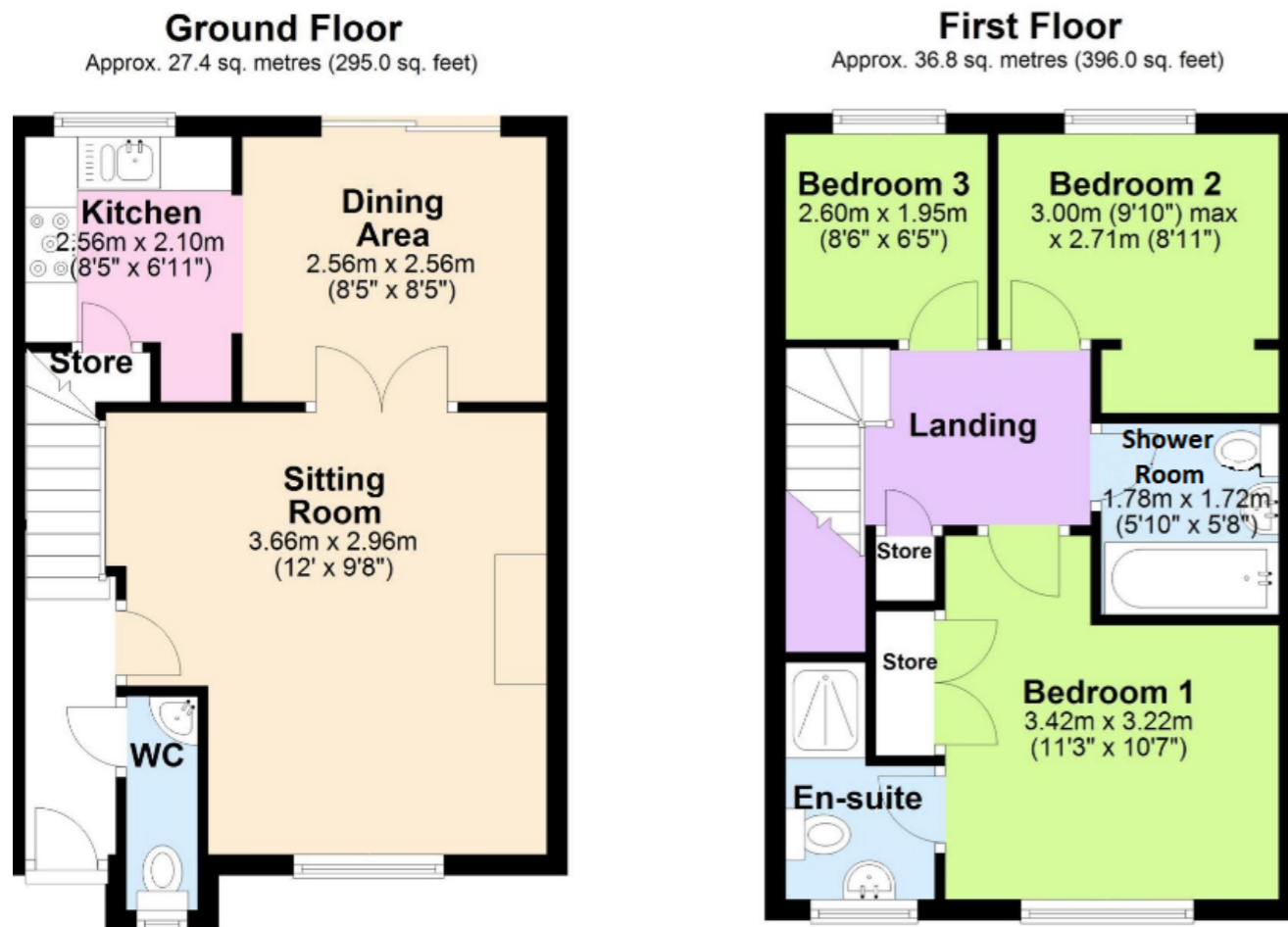




# Kimber Estates



Total area: approx. 64.2 sq. metres (691.0 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Plan produced using PlanUp.



14 Arkley Road, Herne Bay, Kent, CT6 5SL

## Offers in Access Of £375,000 Freehold

Welcome to this charming three-bedroom semi-detached modern family home, a rare find in the highly sought-after central location of Herne Bay. Conveniently situated within walking distance to bus routes, the train station, schools and all amenities. The family-friendly ground floor features a convenient downstairs cloakroom, a lounge that seamlessly flows into the dining area through double doors, and a fully fitted kitchen complete with integral appliances. To the first floor are three bedrooms, the primary bedroom with en-suite shower room and a family shower room. Outside, the rear garden is mainly laid to lawn with patio area and side access. At the front, a block paved driveway ensures off-street parking. A viewing is highly recommended to fully appreciate both the size and condition of this lovely family home.



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## Ground Floor

### Hallway

Front entrance door, radiator, staircase to first floor.

### Cloakroom

Wash hand basin, low level WC, heated towel rail, double glazed frosted window to front.

### Dining Area

8' 5" x 8' 5" (2.57m x 2.57m) Radiator, double glazed sliding doors to garden.

### Kitchen

8' 5" x 6' 11" (2.57m x 2.11m) Matching wall and base units, tiled splash backs, one and a half bowl sink and drainer unit, four gas burner hob, double oven, space and plumbing for washing machine, double glazed window to rear.

### Lounge

12' 0" x 9' 8" (3.66m x 2.95m) Double glazed window to front, television point, radiator.

## First Floor

### First Floor Landing

Loft hatch.

### Bedroom One

11' 3" x 10' 7" (3.43m x 3.23m) Double glazed window to front, radiator.

### En Suite

Shower cubicle, wash hand basin set in vanity unit, low level WC, heated towel rail, partially tiled walls, tiled flooring, double glazed window to front.

### Shower Room

5' 10" x 5' 8" (1.78m x 1.73m) Corner shower, wash hand basin set in vanity unit, low level WC, tiled walls, tiled flooring, double glazed frosted window to side.

### Bedroom Two

9' 10" x 8' 11" (3.00m x 2.72m) Double glazed window to rear, radiator.

### Bedroom Three

8' 6" x 6' 5" (2.59m x 1.96m) Double glazed window to rear, radiator.

## Outside

### Rear Garden

Mainly laid to lawn, mature trees and shrubs, patio area, wooden shed, side access.

### Front Garden

Enclosed frontage, block paved driveway providing off road parking.

## Council Tax Band C

### NB

At the time of advertising, these are draft particulars awaiting approval from our seller.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	