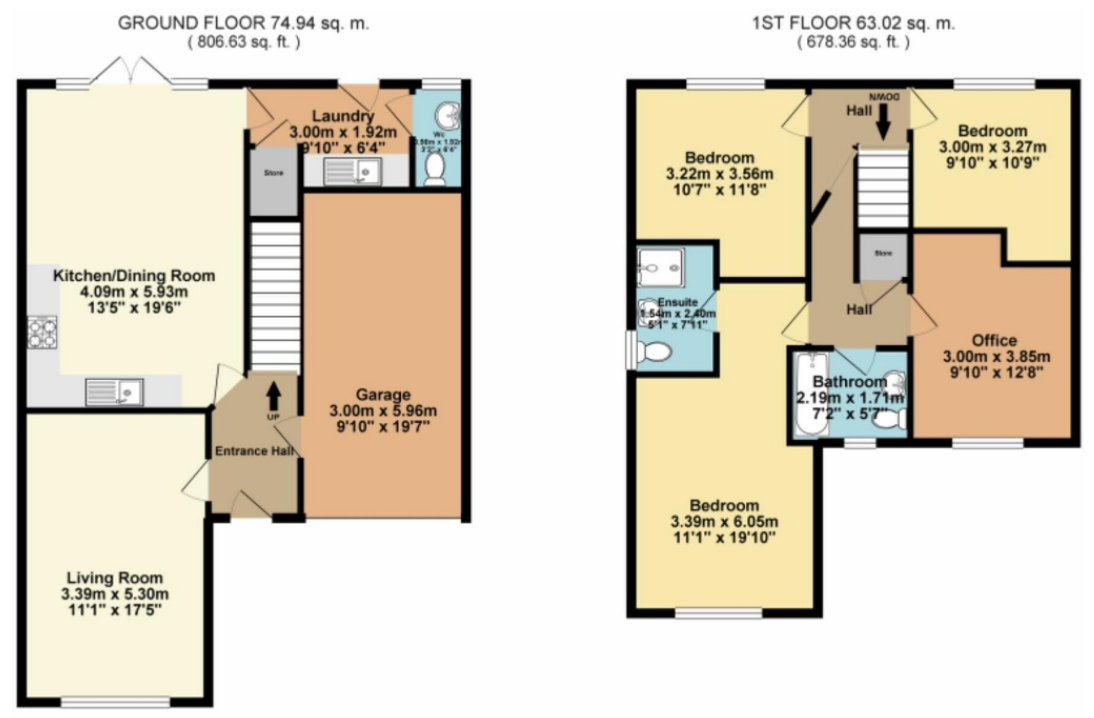




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TOTAL FLOOR AREA: 137.96 sq. m. (1484.99 sq. ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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12 HOPLANDS ROAD, HERSDEN,
 CANTERBURY, KENT. CT3 4FB

£465,000
Freehold

ABOUT THE PROPERTY

NO FORWARD COMPLICATIONS AS THIS IS A CHAIN FREE SALE.

With four double bedrooms, 'The Marlow' has plenty of room for all the family to enjoy a little peace and personal space. Yet at the same time, this well proportioned detached home brings the whole family together when it counts with a stunning fully fitted kitchen-diner family room with plenty of space for a table and chairs plus sofas. A carefully designed house with plenty of natural light, there are a host of stunning features including an en-suite shower room to the primary bedroom, three other good size bedrooms, a separate utility to the kitchen with adjacent downstairs cloakroom. This particular house is being reluctantly sold by our seller clients due to a change in personal circumstances so there has been many high quality additions to the house that would not come with a standard new build.

The location of this striking residence is worthy of a mention given the beautiful uninterrupted views across the water and countryside which, we are advised will not be built on so the house is not only in a particularly quiet spot, there are also beautiful walks literally on your doorstep.

We love this house so we feel sure anyone who takes the time and trouble to have a look will feel the same.

FEATURES

- Hive Heating Throughout The Property
- Extended Patio In The Rear Garden
- Low Maintenance External Areas
- Quiet Location With Stunning Views To The Front
- 7 Years Remaining on NHBC Guarantee
- Electric Car Charging Point
- Vacant Possession with No Onward Chain

Ground Floor

Reception Hall

Front entrance door, stair case to first floor, storage cupboard, radiator. Door from the hallway leading into the garage.

Kitchen-Diner Family Room

Fitted in a range of contemporary, shaker style units with complimentary work tops and metro splashback tiling. Inset one and a half bowl sink unit with fitted waste disposal unit, gas hob with extractor canopy, integral fridge-freezer, eye level double oven and grill and dishwasher. Upright column radiator, Amtico flooring, double glazed French doors to rear leading to the garden.

Lounge

Double glazed window to front, luxury Saxony carpet, television point, radiator.

Utility Room

Stainless steel single drainer sink unit with cupboard below. Double glazed door to rear leading to the garden, built in cupboard, space and plumbing for washing machine, Amtico flooring.

Cloakroom

Low level WC, wash hand basin, double glazed window to rear, radiator, Amtico flooring.

First Floor

First Floor Landing

Double glazed window to rear, radiator, built in cupboard, access to fully boarded loft with ample space to walk around and excellent storage.

Primary Bedroom

Double glazed window to front with far reaching countryside views, radiator, Saxony carpet

En-Suite Shower Room

Suspended wash hand basin, low level WC, shower stall, Amtico flooring, heated towel rail.

Bedroom Two

Double glazed window to rear, Saxony carpet, radiator.

Bedroom Three

Double glazed window to rear, Saxony carpet, radiator.

Bedroom Four/Office

Double glazed window to front with far reaching views, radiator, Saxony carpet.

Family Bathroom

White suite comprising panelled bath with mains fed fitted shower over, low level WC and wash hand basin, double glazed window to front, heated towel rail, Amtico flooring.

Outside

Rear Garden

Laid to lawn with patio area and wood screen fenced boundaries. Access to front, outside tap and exterior lighting. High quality extending awning extending to 6' with remote control. We are advised that the awning is less than a year old with an original cost of £6000.00.

Front Garden

Open plan frontage with ample parking for two vehicles alongside visitors parking permit.

Garage

Housing gas boiler with door into property, power and light.

COUNCIL TAX BAND E

NB

We are advised by our sellers that the development has a service charge of £406.00 per annum paid in two installments every six months.

