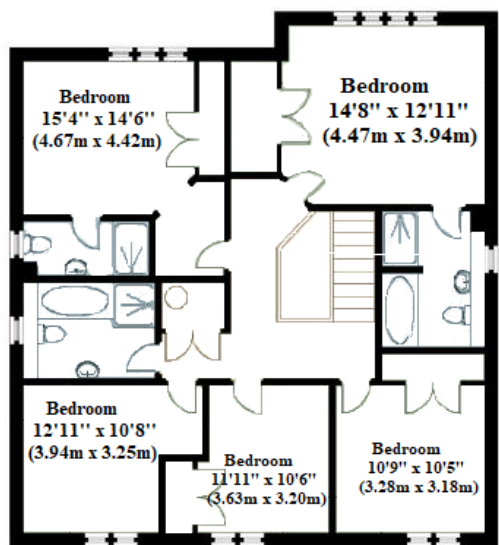




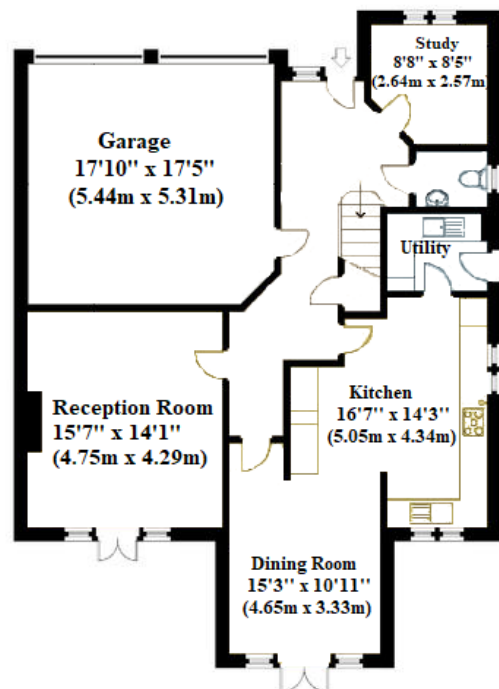
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First Floor



Ground Floor



Herne Bay - 106, High Street, Herne Bay, CT6 5LE - 01227 389 998 - hernebay@kimberestates.co.uk

16 BRAMLEY GARDENS, HERNE BAY, KENT.
CT6 7DS

£637,500
Freehold

ABOUT THE PROPERTY

In a quiet cul-de-sac, this particularly elegant residence sits in a prestigious, semi-rural location with a popular village school plus excellent road links into London, coastal Herne Bay, Whitstable and The Cathedral City of Canterbury. There is an abundance of ground floor living space with a separate lounge, dining room, study, fully fitted kitchen and utility room. The first floor is spacious throughout with both the primary bedroom and second bedroom offering en-suites, plus a further three good size bedrooms. Externally, there is a private rear garden which is mainly laid to lawn, plus an integral double garage giving an abundance of space and plenty of parking to the front of the property. An internal viewing comes highly recommended so don't delay and arrange to view today.

FEATURES

- Spacious Five Bedroom Detached Family Home
- En Suite to Primary Bedroom and Bedroom Two
- Integral Double Garage
- Separate Lounge, Dining Room and Study
- Quiet Cul De Sac Location in Desirable Village Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C	70	
(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 Hall

Double glazed front entrance door, stair case to first floor, radiator, under stairs storage cupboard.

Study

8' 8" x 8' 5" (2.64m x 2.57m) Double glazed window to front.

Cloakroom

Double glazed frosted window to side, low level WC, pedestal wash hand basin, radiator.

Lounge

15' 7" x 14' 1" (4.75m x 4.29m) Double glazed doors to rear leading to the garden, radiator, feature fireplace.

Kitchen

16' 7" x 14' 3" (5.05m x 4.34m) Fitted kitchen comprising of a range of matching wall and base units, stainless steel sink and drainer unit with mixer tap, four gas burner hob with extractor canopy over, microwave, integral dishwasher, partially tiled splash backs, tiled flooring, fitted double oven, space for American Style fridge freezer, double glazed window to side, double glazed window to rear, opening to:

Dining Room

15' 3" x 10' 11" (4.65m x 3.33m) Double glazed doors to rear leading to the garden, tiled flooring.

Utility Room

Matching wall and base units, stainless steel sink and drainer unit, tiled splash backs, space for washing machine, door to side.

First Floor

Landing

Airing cupboard, radiator.

Bedroom One

14' 8" x 12' 11" (4.47m x 3.94m) Double glazed window to front, fitted wardrobes, radiator, door to:

En Suite Shower Room

Double glazed frosted window to side, pedestal wash hand basin, low level WC, heated towel rail, panelled bath with shower attachment, shower, partially tiled walls.

Bedroom Two

15' 4" x 14' 6" (4.67m x 4.42m) Double glazed window to front, radiator, fitted wardrobes, door to:

En Suite Shower Room

Double glazed frosted window to side, low level WC, pedestal wash hand basin, partially tiled walls, shower.

Bedroom Three

12' 11" x 10' 8" (3.94m x 3.25m) Double glazed window to rear, radiator.

Bedroom Four

11' 11" x 10' 6" (3.63m x 3.20m) Double glazed window to rear, radiator.

Bedroom Five

10' 9" x 10' 5" (3.28m x 3.17m) Double glazed window to rear, radiator, fitted wardrobe.

Bathroom

Double glazed window to side, shower, panelled bath with shower attachment, low level WC, pedestal wash hand basin, heated towel rail, partially tiled walls.

Outside

Rear Garden

Enclosed rear garden, mainly laid to lawn, mature trees and shrubs, flowering borders, decked patio area, side access.

Front Garden

Open plan frontage, mature trees and shrubs, driveway providing off road parking for several vehicles.

Garage

17' 10" x 17' 5" (5.44m x 5.31m) Double integral garage, two up and over doors, power and light.

Council Tax Band F

NB

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

