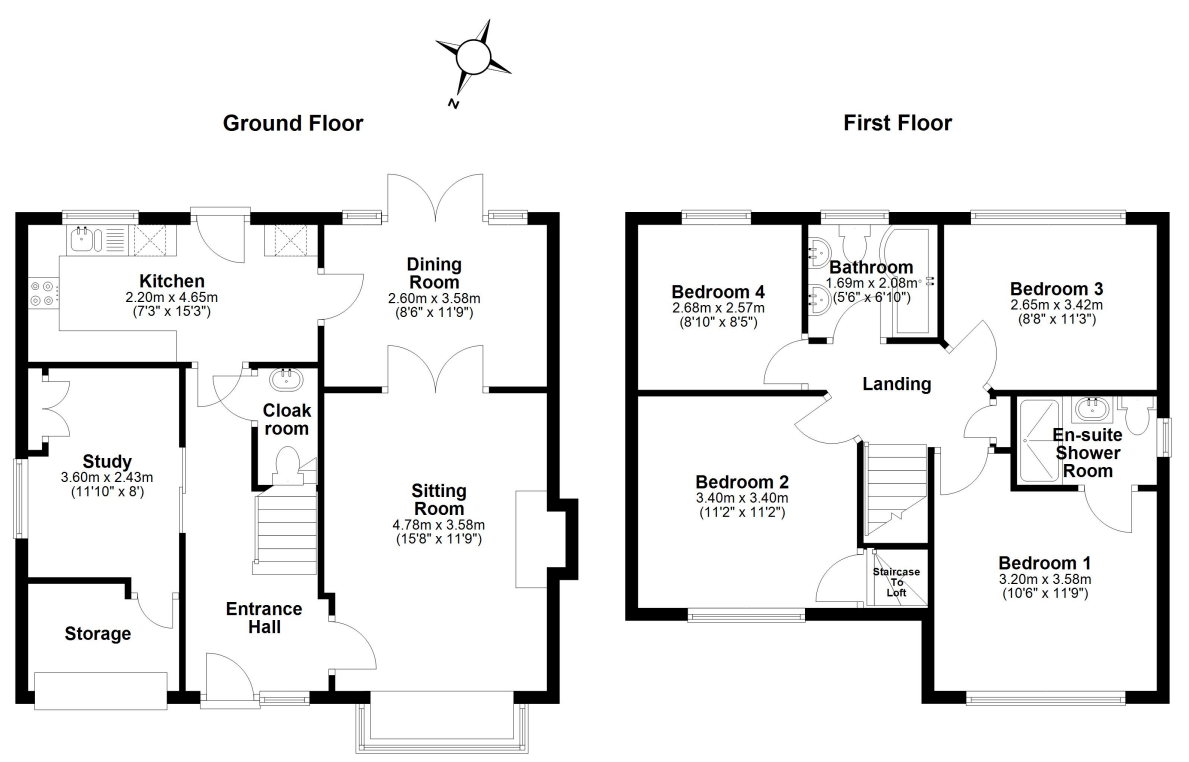




KE



Total area: approx. 119.1 sq. metres (1281.6 sq. feet)
35 Lawrence Gardens, Herne Bay



35 LAWRENCE GARDENS, HERNE BAY, KENT
 . CT6 6NL

£490,000
Freehold

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

ABOUT THE PROPERTY

Located in one of the most sought after roads in Herne Bay, this four bedroom detached house boasts spacious accommodation throughout. 'Lawrence Gardens' is a quiet cul-de-sac on the outskirts of Beltinge

Village a short walk from a cluster of shops, idyllic cliff top walks and in the other direction is the convenience of Herne Bay town centre either a leisurely stroll or quick drive away at the bottom of the hill with excellent bus service into neighbouring Whitstable and The Cathedral City of Canterbury. Once inside the property comprises entrance hall, cloakroom, lounge, dining room overlooking the rear garden, modern kitchen plus another reception room which makes for an ideal office. Upstairs there are four bedrooms, the main bedroom with shower room en suite and one bedroom with stairs leading to the large loft plus a family bathroom. Outside the property has an attractive sunny rear garden with the property also benefitting from having off road parking and a store room.

FEATURES

- Sought after Location
- Four Bedroom Detached Family Home
- Cul De Sac Location With Plenty of Off Street Parking
- Outskirts Of Beltinge Villiage
- Modern Fitted Kitchen

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	69	
(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 Hallway

Double glazed front entrance door, stair case to first floor, radiator.

Cloakroom

Low level WC, pedestal wash hand basin, radiator.

Lounge

Double glazed window to front, two radiators, opening to:

Dining Room

Double glazed doors to rear leading to the garden, door to:

Kitchen

Fitted kitchen comprising of matching wall and base units with complimentary work surfaces, one and a half bowl sink and drainer unit, four gas burner hob, electric oven, integral dishwasher, space for washing machine, heated towel rail, double glazed window to rear and double glazed door to rear.

Study/Bedroom Four

Originally formed part of the garage, double glazed window to side, radiator, storage cupboards.

First Floor

Landing

Airing cupboard.

Bathroom

P shaped bath with shower over, low level WC, wash hand basin, partially tiled walls, double glazed frosted window to rear.

Bedroom One

Double glazed window to front, radiator, door leading to:

En Suite Shower Room

Double shower, wash hand basin set in vanity unit, low level WC, partially tiled walls, double glazed frosted window to side.

Bedroom Two

Double glazed window to front, radiator, door leading to loft space.

Bedroom Three

Double glazed window to rear, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Outside

Store Room

The garage has been divided to create storage room and has an up and over door, power and light, gas combination boiler.

Rear Garden

Mainly laid to lawn with paved patio area, garden shed, access to front, fenced surround.

Driveway

Block paved driveway with space for several vehicles.

Council Tax Band E

NB

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

