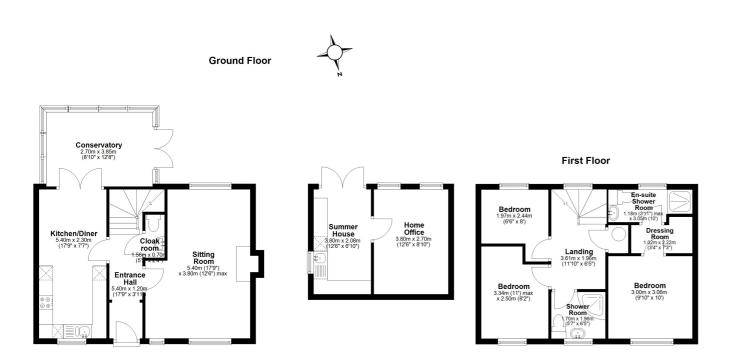
Kimber Estates





Main area: Approx. 92.8 sq. metres (998.7 sq. feet) 31 Aspen Road, Herne Common



31 Aspen Road, HERNE BAY, CT6 7JS

£350,000 Freehold

Kimber Estates

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A delightful three bedroom modern style end of terrace home set within the ever popular Canterbury Fields development at Herne Common within six miles of The Cathedral City of Canterbury and a couple miles from the delightful coastal town of Herne Bay. Once inside you enter into a spacious hallway with doors to a downstairs cloakroom, large lounge and kitchen/diner with doors leading to the conservatory. Upstairs there are three bedrooms and a family bathroom. The primary bedroom boasts en-suite shower room and dressing room. Outside is a low maintenance rear garden with log cabin which could be used as a home office.

Kimber Estates 106 High Street Herne Bay Kent CT6 5LE





Ground Floor

Entrance Hall

17' 9" x 3' 11" (5.41m x 1.19m) Double glazed front entrance door, radiator, staircase to first floor.

Kitchen/Diner

17' 9" x 7' 7" (5.41m x 2.31m) Matching wall and base units, ceramic one and **Front Garden** a half bowl sink and drainer unit, double oven, gas hob, integral fridge freezer, integral dishwasher, radiator, double glazed window to front, double glazed doors to conservatory.

Conservatory

8' 10" x 12' 8" (2.69
m x 3.86m) Double glazed surround, double glazed doors to side leading to the rear garden.

Lounge

17' 9" x 12' 6" (5.41m x 3.81m) Double glazed window to front and rear, radiator, under stairs cupboard.

Cloakroom

5' 2" x 2' 4" (1.57m x 0.71m) Wash hand basin, low level WC, electric box.

First Floor

Landing

Loft hatch, double glazed window to rear, airing cupboard.

Bedroom One

9' 10" x 10' 0" (3.00m x 3.05m) Double glazed window to front, radiator.

Dressing Room

3' 4" x 7' 3" (1.02m x 2.21m)

En-Suite Shower Room

 3^{\prime} 11" x 10' 0" (1.19m x 3.05m) Double glazed frosted window to rear, walk in shower, low level WC, pedestal wash hand basin, partially tiled walls.

Shower Room

5' 7" x 6' 5" (1.70m x 1.96m) 5' 7" x 6' 5" (1.70m x 1.96m) Double glazed frosted window to front, pedestal wash hand basin, low level WC, walk in shower, radiator.

Bedroom Two

11' 0" x 8' 2" (3.35m x 2.49m) Double glazed window to front, radiator.

Bedroom Three

6' 6" x 8' 0" (1.98m x 2.44m) Double glazed window to rear, radiator.

Outside

Rear Garden

Enclosed rear garden, patio area, AstroTurf, side access, log cabin.

Open plan frontage, mature shrubs.

Log Cabin

12' 6" x 8' 10" (3.81m x 2.69m) Home Office 12' 6" x 6' 10" (3.81m x 2.08m) Summer House - space for washing machine and tumble dryer.

Council Tax Band D

NB

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

