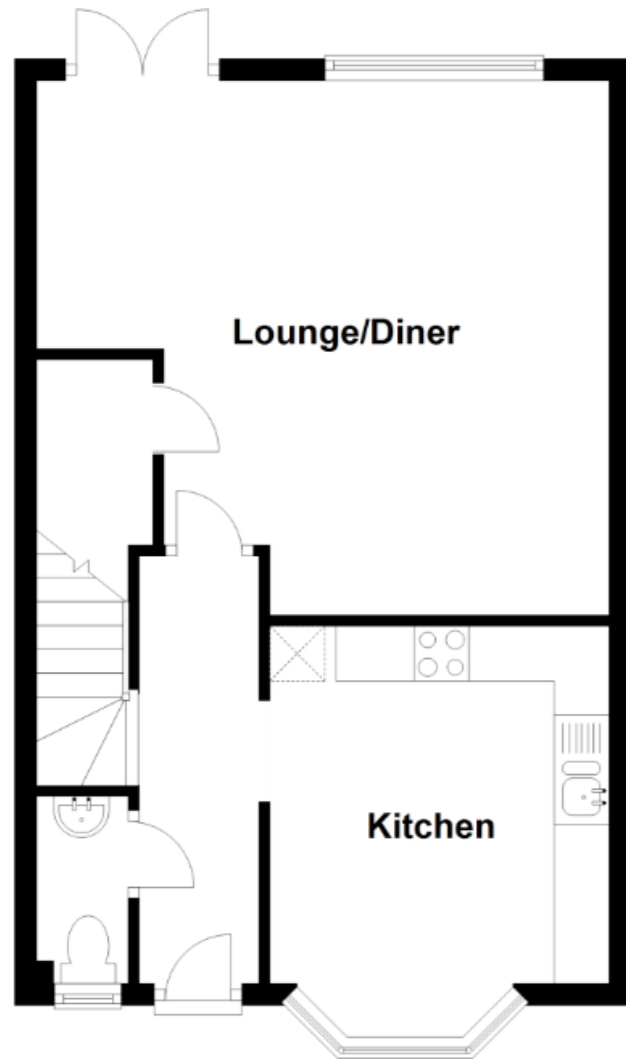




Kimber Estates

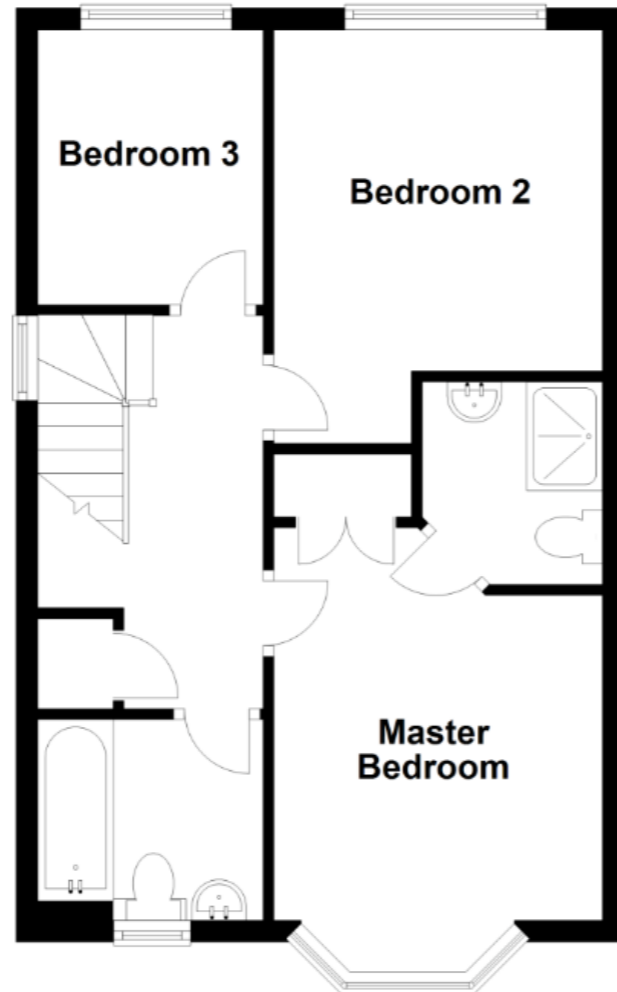
Ground Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.2 sq. feet)



63 Pochard Crescent, Heme Bay, Kent, CT6 5QD

£375,000 Freehold

Located in a small cul-de-sac on the popular Pochard Crescent, Heme Bay on the sought after Stillwater Park Development. Internally the home offers two generously proportioned double bedrooms, en suite to the main bedroom, a large single and family bathroom upstairs. Downstairs you enter into the hallway, with modern fitted kitchen to the front offering ample work surface and storage space, W/C, large light and airy lounge/diner. The garden is a real sun trap being mainly laid to lawn with a log cabin to the rear offering extra space for a growing family. This family home has off street parking to the side with a single garage. The location is perfect for families, with the quiet cul-de-sac providing safety for children, and also being within walking distance to Heme Bay High School, and the mainline train station.



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Ground Floor

Entrance Hall

Front entrance door, stair case to first floor, radiator.

Lounge/Diner

17' 7" x 16' 1" (5.36m x 4.90m) Double glazed window to rear, double glazed door to rear leading to the garden, under stairs storage cupboard, radiator.

Kitchen

12' 7" x 9' 9" (3.84m x 2.97m) Matching wall and base units with complimentary work surfaces and splash backs, one and a half bowl sink and drainer unit, four gas burner hob, electric oven, space for dishwasher, space for fridge freezer, radiator, double glazed bay window to front.

Cloakroom

Low level WC, pedestal wash hand basin, radiator, double glazed frosted window to front.

First Floor

Landing

Double glazed window to side, loft hatch, airing cupboard, radiator.

Bedroom One

10' 0" x 14' 8" (3.05m x 4.47m) Double glazed window to front, fitted cupboard, radiator, door to:

En-Suite Shower Room

Walk in shower, wash hand basin set in vanity unit, low level WC, tiled walls, tiled flooring.

Bedroom Two

12' 7" x 10' 1" (3.84m x 3.07m) Double glazed window to rear, radiator.

Bedroom Three

7' 1" x 8' 5" (2.16m x 2.57m) Double glazed window to rear, radiator.

Bathroom

Panelled bath with shower over, pedestal wash hand basin, low level WC, partially tiled walls, tiled flooring, radiator, double glazed frosted window to front.

Outside

Rear Garden

Enclosed rear garden, mainly laid to lawn, paved patio area, log cabin, side access.

Front Garden

Open plan frontage, laid to lawn.

Rear Garage

Up and over door, side access.

Council Tax Band D

NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	