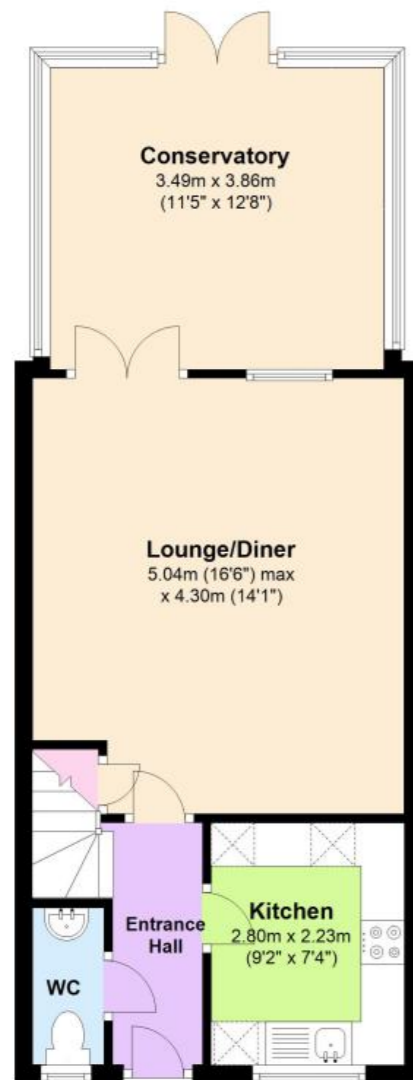




# Kimber Estates

**Ground Floor**



**First Floor**



4 Nurserylands, Herne Bay, Kent, CT6 5TF

**£395,000 Freehold**

Modern and rarely available family home, nestled in a quiet cul-de-sac location within the desirable Nurserylands development on Eddington Lane. Step inside and be greeted by a welcoming hallway, with the ground floor boasting a cloakroom, kitchen and spacious living room which seamlessly opens up onto a double glazed conservatory. This versatile area serves as the perfect dining or family space, flooded with natural light and offering views of the rear garden. On the first floor are three bedrooms and a family bathroom. Outside are generously sized front and rear gardens plus ample parking space. Additional features of this home include double glazing throughout and gas-fired central heating. We highly recommend a viewing of this property.



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## Ground Floor

### Entrance Hall

Front entrance door, stair case to first floor.

### Kitchen

9' 2" x 7' 4" (2.79m x 2.24m) Matching wall and base units, tiled splash backs, stainless steel sink and drainer unit, cooker, space for washing machine, space for dishwasher and fridge, radiator, double glazed window to front.

### Cloakroom

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

### Lounge/Diner

16' 6" x 14' 1" (5.03m x 4.29m) Double glazed window to rear, storage cupboard under stairs, radiator, doors leading to:

### Conservatory

11' 5" x 12' 8" (3.48m x 3.86m) Double glazed surround, doors to rear leading to the garden.

## First Floor

### Landing

### Bedroom One

8' 11" x 14' 1" (2.72m x 4.29m) Two double glazed windows to front, radiator, fitted wardrobes, airing cupboard.

### Bedroom Two

9' 10" x 7' 6" (3.00m x 2.29m) Double glazed window to rear, radiator.

### Bedroom Three

9' 10" x 6' 0" (3.00m x 1.83m) Double glazed window to rear, radiator.

### Bathroom

Panelled bath with shower attachment, low level WC, wash hand basin set in vanity unit, radiator, partially tiled walls, double glazed frosted window to side.

## Outside

### Rear Garden

Mainly laid to lawn, patio area, two sheds, flower borders, side access.

### Front Garden

Open plan frontage, mainly laid to lawn, driveway providing off road parking for several vehicles.

### Council Tax Band C

### NB

At the time of advertising these are draft particulars awaiting



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         | 86        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 70                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |