

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

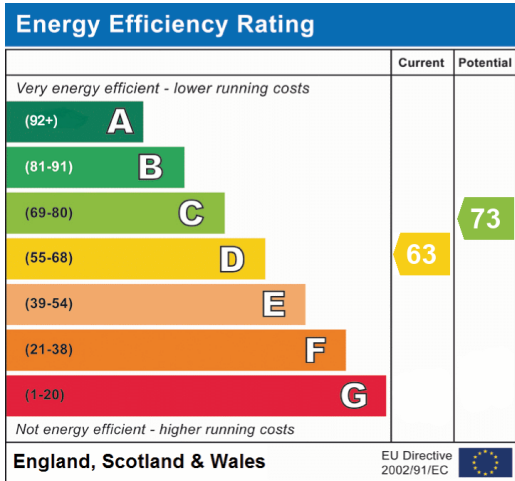
9 REEDS CLOSE, HERNE BAY, KENT. CT6
6HR

£575,000
Freehold

ABOUT THE PROPERTY

This contemporary detached family home is located in our opinion one of the most desirable areas of Herne Bay. Beltinge village shops, amenities and bus routes are all close by and coastal walks are just a short stroll away. Inside, you'll discover an interior that has been impeccably designed to provide versatile living spaces of truly impressive scale. From the welcoming entrance hall, the living room leads nicely into the dining room with the sun room beyond which overlooks the rear garden. The kitchen offers a modern design, there's a separate study which provides added convenience whilst also could be another bedroom plus there's a downstairs cloakroom. Upstairs offers four good size bedrooms the main with en suite and a family bathroom. Externally, the property boasts a beautiful rear garden with various parts to enjoy the sunshine throughout the day. Two large, raised area suits those who entertain whilst a formal lawn has flowering borders. Ample off-road parking is provided to the front via a large block paved driveway. A viewing comes highly recommended to appreciate both the size and condition of the wonderful family home located in one of the most desiable areas of Herne Bay in a quiet cul de sac location.

- FEATURES**
- Detached Family Home in Desirable Location Close to all Amenities
 - Ample Off-Road Parking
 - Four Reception Rooms & Four Bedrooms
 - Cul De Sac Location
 - Presented in Immaculate Order with Tasteful Décor Throughout.



GROUND FLOOR

Entrance Hallway
Double glazed entrance door to front, radiator, staircase to first floor, under stair storage cupboard.

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

Family Room
Double glazed window to front, radiator.

Living Room
Double glazed window, radiator, cast iron fireplace, television point.

Dining Room
Double glazed sliding doors leading to Sun Room, radiator.

Sun Room
Double glazed surround, roof with self cleaning solar glass, double glazed doors to rear garden.

Kitchen
A beautiful fitted kitchen comprising of matching wall and base units with complementary work surfaces, Range cooker with five burner gas hob and two ovens below with extractor canopy over, stainless steel sink and drainer unit, space for fridge freezer, integrated dishwasher & washing machine, space for breakfast bar, double glazed window to rear and double glazed door to rear leading to the garden.

FIRST FLOOR

Landing
Loft hatch, airing cupboard.

Bedroom One
Double glazed window to front, radiator, television point integrated wardrobe.

En Suite
Double shower stall, vanity unit with sink over plus 'his' and 'hers' taps , low level WC, radiator, double glazed frosted window to front, fully tiled walls and under floor heating, tiled flooring, extractor fan.

Bedroom Two
Double glazed window to front, radiator, television point.

Bedroom Three
Double glazed window to rear, radiator.

Bedroom Four
Double glazed window to rear, radiator, built in wardrobes.

Bathroom
Panelled bath unit, shower stall, wash hand basin, low level WC, radiator, double glazed frosted window to rear, extractor fan.

OUTSIDE

Rear Garden
Mainly laid to lawn with decking seating areas, mature shrubs and flowering borders and established trees, greenhouse, access to front, fenced surround.

Front Garden & Driveway
Partly laid to lawn with block paved driveway with space for several vehicles. EV electrical point at side of the house for charging car.

COUNCIL TAX BAND E
NB At the time of advertising these are draft particulars awaiting approval of our sellers.

