



# Kimber Estates



64 Fernlea Avenue, Herne Bay, Kent, CT6 8UQ

£485,000 Freehold

Located in a sought-after and desirable area, this beautifully extended family home is just a short walk from Herne Bay train station, shops, schools, and amenities. The property has undergone a double-storey extension, resulting in a light-filled, spacious, and well-proportioned living space. The ground floor features a separate lounge/dining room and a modern kitchen/diner/sitting room, complete with a comprehensive range of units and integrated appliances. Upstairs, the first floor offers three bedrooms, including a master bedroom with an en suite, and a family bathroom. The front of the property boasts a resin hard standing, while the rear has been meticulously landscaped to include a patio area leading to an astro lawn. Additionally, there is a charming log cabin with an adjoining shed, perfect for entertaining and enjoying the summer months. Viewing is highly recommended to fully appreciate the size and high specification of this modern home.





## Ground Floor

### Entrance Hall

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

### Dining Room/Lounge

11' 11" x 11' 7" (3.63m x 3.53m) Double glazed box window to front, electric fireplace.

### Kitchen/Lounge

10' 8" x 17' 3" (3.25m x 5.26m) A lovely room enjoying an open plan arrangement. There is a beautiful kitchen fitted in a range of attractive units with work surfaces over, tiled splash backs, inset sink, four burner induction hob, eye level double oven, pop up socket & charging point, integral double fridge and freezer, integral dishwasher, integrated washing machine, double glazed window and door to side.

### Lounge/Dining Room

12' 3" x 14' 4" (3.73m x 4.37m) There is natural light flooding through this room with bi-folding doors to rear leading to the garden, two double glazed windows to side and upright column radiator.

## First Floor

### Landing

16' 0" x 5' 4" (4.88m x 1.63m) Double glazed window to side, airing cupboard.

### Bedroom One

11' 11" x 11' 7" (3.63m x 3.53m) Bay window to front, fitted wardrobes, upright column radiator, air conditioning unit.

### En-Suite Shower Room

Walk in shower, low level WC and wash hand basin, heated towel rail, partially tiled walls, double glazed frosted window to front.

### Bedroom Two

10' 8" x 11' 7" (3.25m x 3.53m) Double glazed window to rear, radiator, built in wardrobe.

### Bedroom Three

11' 2" x 8' 4" (3.40m x 2.54m) Double glazed window to side, radiator.

## Bathroom

11' 0" x 5' 7" (3.35m x 1.70m) P Shaped bath with shower over, wash hand basin set in vanity unit, low level WC, radiator, partially tiled walls, double glazed frosted window rear.

## Outside

### Rear Garden

Enclosed rear garden, paved patio area, AstroTurf, side access.

### Home Office/Studio

7' 7" x 15' 5" (2.31m x 4.70m) Power and light, double doors to front, two windows to front, adjoining shed separate entrance.

### Front Garden

Open plan frontage, resin path, electric charger.

## Council Tax Band D

## NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	