



Total area: approx. 106.9 sq. metres (1151.2 sq. feet)
2 Freshwater Close, Herne Bay



**2 FRESHWATER CLOSE, HERNE BAY, KENT.
 CT6 8FF**

**£399,995
 Freehold**

ABOUT THE PROPERTY

'White Willows' is a pleasant development of modern, family homes positioned towards Hampton in coastal Herne Bay with the beautiful beach and coastal walks very close by. Worthy of a mention is the proximity of the house to Herne Bay High school being just a fifteen minute walk away alongside nearby bus links into neighbouring Whitstable town and The Cathedral City of Canterbury. This particular house is presented in excellent decorative order and has a beautiful, modern fitted kitchen. The garage has been properly converted into a room which is currently used as the fourth bedroom. There is a lovely lounge and conservatory plus a downstairs cloakroom whilst to the first floor there are three bedrooms, the primary enjoying en-suite shower room and a modern family bathroom. Externally, there is a pretty, sunny rear garden and ample parking to the front. The current owners have made several improvements to the house and are only selling due to a change in circumstances.

FEATURES

- Detached Modern Home
- Four Bedrooms
- Main Bedroom with En Suite Shower Room
- White Willows Development
- Driveway & Good Size Rear Garden
- Walking Distance to Herne Bay High School
- Nearby bus links into neighboring Whitstable town and The Cathedral City of Canterbury

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Entrance Hall

Double glazed front entrance door, frosted double glazed window to side, radiator, staircase to first floor.

Cloakroom

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

Lounge

15' 1" x 16' 3" (4.60m x 4.95m) Double glazed window to front, television point, radiator, laminate flooring, arch to:

Kitchen/Diner

10' 10" x 16' 3" (3.30m x 4.95m) White modern high gloss fitted kitchen with complimentary work tops, breakfast bar divide, radiator, stainless steel single drain sink unit, electric oven, ceramic hob, extractor fan over, integral seventy/thirty fridge/freezer, dishwasher, double glazed window to rear, double glazed french doors to conservatory, door to:

Bedroom Four/Reception Room

16' 6" x 8' 4" (5.03m x 2.54m) Double glazed window to front, radiator, laminate flooring, television point, built in double wardrobe.

Conservatory

9' 8" x 13' 8" (2.95m x 4.17m) Double glazed all round, double glazed french doors to rear, triple polycarbonate roof.

First Floor

First Floor Landing

Loft hatch, airing cupboard, housing hot water tank.

Bathroom

8' 0" x 6' 4" (2.44m x 1.93m) Modern bathroom, P shaped bath, main spread shower, heated towel rail, wash and basin and low level WC sat in vanity unit, fully tiled walls.

Bedroom One

12' 1" x 9' 6" (3.68m x 2.90m) Double glazed window to rear, radiator.

En-Suite

Modern suite comprising single shower stall with main spread shower, low level WC, wash hand basin, fully tiled walls, heated towel rail.

Bedroom Two

11' 10" x 8' 10" (3.61m x 2.69m) Double glazed window to front, radiator.

Bedroom Three

8' 6" x 7' 1" (2.59m x 2.16m) Double glazed window to front, radiator.

Outside

Rear Garden

Enclosed rear garden, patio part paved part timber decking, AstroTurf, summer house, fenced divide.

Council Tax Band B

NB

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

