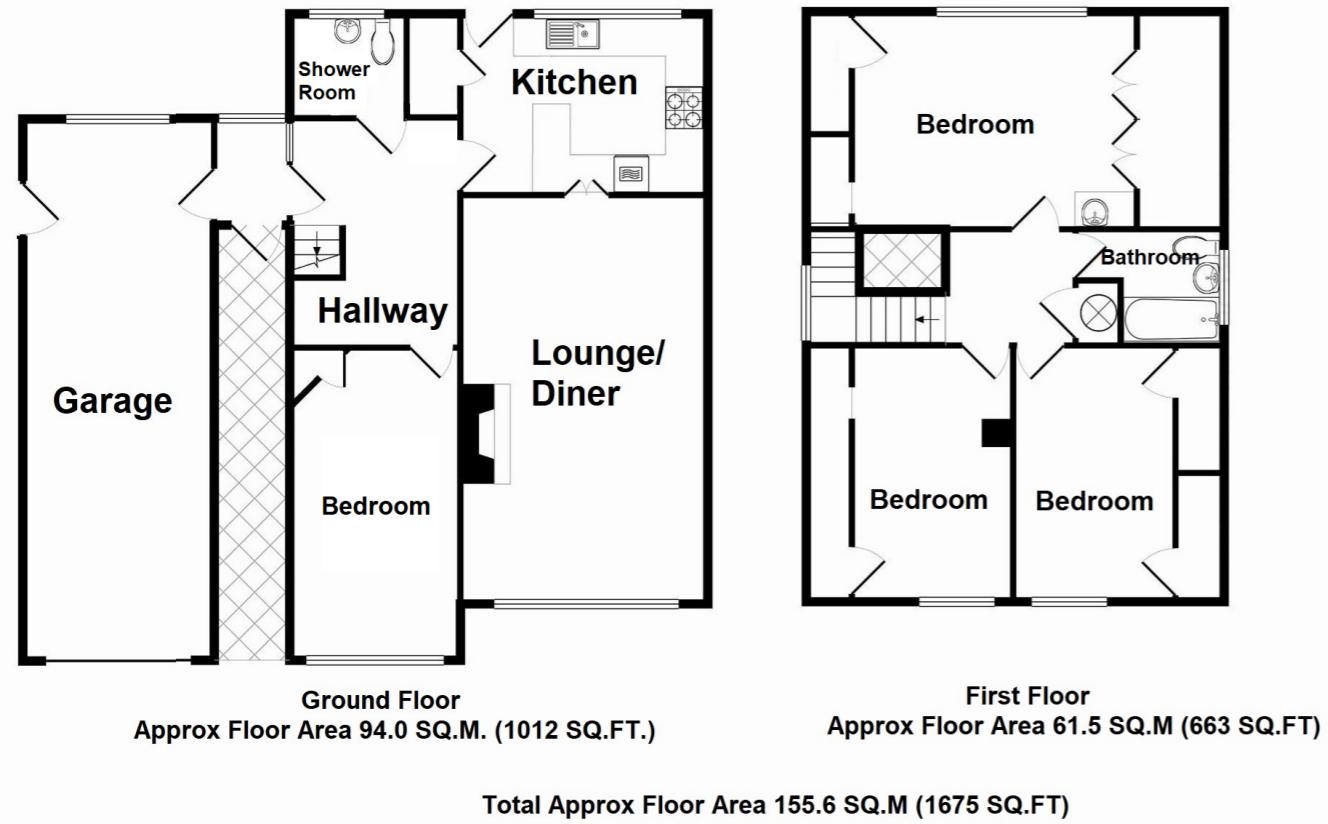




Kimber Estates



6 The Paddocks, Herne Bay, Kent, CT6 6QX

Guide Price £475,000 Freehold

Nestled in a quiet corner of a cul-de-sac, in a desirable area, we are delighted to offer this well presented four bedroom detached family home. In the heart of Beltinge village, there is a primary school, nearby cliff-top walks and the beach, plus a regular bus service into coastal Herne Bay town, neighbouring Whitstable and The Cathedral City of Canterbury. You enter via a spacious entrance hall leading to kitchen/breakfast room, lounge, shower room and downstairs bedroom. To the first floor are three double bedrooms and a family bathroom. Outside there is a private rear garden plus a driveway providing off road parking and a tandem garage to the front of the property.



Ground Floor

Entrance Porch

Front entrance door, window to rear, door to side leading to garage.

Entrance Hall

Stair case to first floor, radiator.

Kitchen

12' 9" x 9' 4" (3.89m x 2.84m) Matching wall and base units, ceramic sink and drainer unit, four gas burner hob with extractor canopy over, electric double oven, space for washing machine, serving hatch, larder, radiator, double glazed window to rear, double glazed door to rear leading to the garden.

Shower Room

6' 1" x 5' 2" (1.85m x 1.57m) Corner shower, pedestal wash hand basin, low level WC, partially tiled walls, heated towel rail, double glazed frosted window to rear.

Lounge

21' 9" x 12' 9" (6.63m x 3.89m) Double glazed window to side, double glazed window to front, radiator, feature fireplace.

Bedroom Four

16' 1" x 9' 1" (4.90m x 2.77m) Double glazed window to front, radiator, built in cupboard.

First Floor

Split Level Landing

Double glazed window to side.

Bedroom One

15' 1" x 11' 2" (4.60m x 3.40m) Double glazed window to rear, two built in wardrobes, wash hand basin, radiator.

Bedroom Two

13' 1" x 8' 5" (3.99m x 2.57m) Double glazed window to front, radiator, two storage cupboards.

Bedroom Three

13' 1" x 8' 5" (3.99m x 2.57m) Double glazed window to front, radiator, eaves storage.

Bathroom

7' 8" x 6' 0" (2.34m x 1.83m) Panelled bath with shower over, pedestal wash hand basin, low level WC, fully tiled walls, heated towel rail, double glazed frosted window to side.

Outside

Rear Garden

Mainly laid to lawn, paved patio area, mature shrubs, side access.

Front Garden

Open plan frontage, laid to lawn, driveway providing off road parking.

Tandem Garage

Up and over door, door to side, window to rear.

Council Tax Band E

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		
(69-80)	C		
(55-68)	D	63	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	