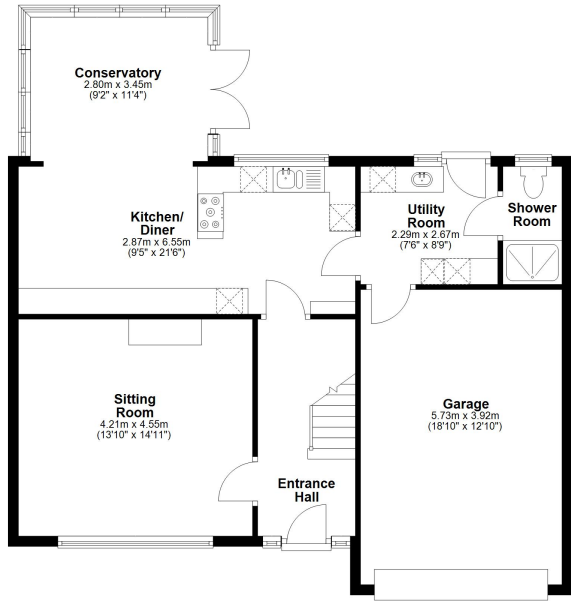




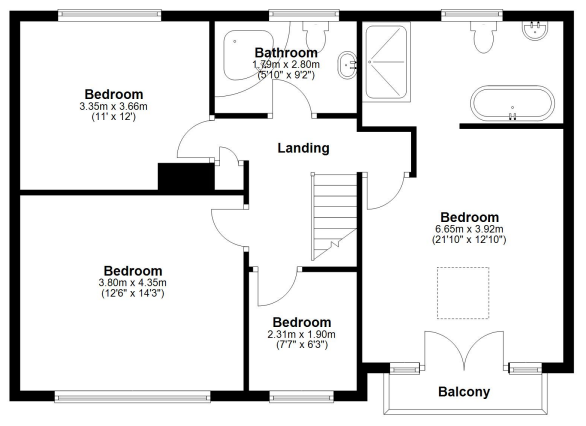
KE



Ground Floor
Approx. 89.6 sq. metres (964.1 sq. feet)



First Floor
Approx. 74.0 sq. metres (797.0 sq. feet)



Total area: approx. 163.6 sq. metres (1761.1 sq. feet)

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

29 GRANGE ROAD, HERNE BAY, KENT. CT6 6NP

£599,995
Freehold

ABOUT THE PROPERTY

This extended detached family home has rooms of elegant proportions and is situated in the much sought after location of Beltinge. With its village having its own array of shops, bus routes and easy access to the seafront. The property is in great condition throughout and comprises: entrance hallway, modern kitchen, utility room, downstairs shower room, conservatory and living room on the ground floor. Upstairs there are four bedrooms with en-suite bathroom to the main bedroom plus access to the front balcony and a family bathroom. Outside there is a landscaped rear garden, a big driveway with space for several vehicles and an integral garage.

FEATURES

- **Extended Detached Four Bedroom House**
- **Integral Garage and Plenty Parking**
- **Beltinge Village**
- **Utility Room and Downstairs Shower Room**

GROUND FLOOR

Entrance Hallway

Entrance door to front, radiator, staircase to first floor.

Sitting Room

Double glazed window to front, radiator, fireplace.

Kitchen-Diner

Modern fitted kitchen with range of matching wall and base units with complementary work surfaces over and tiled splash backs above, five burner gas hob with extractor fan above, stainless steel sink and drainer unit with mixer tap over, integrated eye level and grill, integrated fridge/freezer and dishwasher, radiator, double glazed window to rear, opening to conservatory.

Conservatory

Double glazed surround, double door leading to rear garden.

Utility Room

Double glazed window and door to rear, radiator, space and plumbing for washing machine and tumble dryer, stainless steel sink unit, access to Shower Room.

Shower Room

Double shower stall, low level WC, double glazed frosted window to rear.

FIRST FLOOR

Landing

Loft hatch, cupboard.

Bedroom One

Double glazed velux window, double glazed doors leading to Balcony, vertical radiator, opening to En Suite

En Suite

Double glazed frosted window to rear, free standing bath, pedestal wash hand basin, low level WC and separate shower stall.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bedroom Four

Double glazed window to front, radiator.

Bathroom

Corner bath unit with shower attachment, low level WC, wash hand basin, double glazed frosted window to rear.

OUTSIDE

Rear Garden

Mainly laid to patio with area of lawn, raised decking area, fenced surround, access to front.

Block Paved Driveway

With room for several vehicles.

COUNCIL TAX BAND D

NB

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

