



Kimber Estates



Total Area: 107.1 m² ... 1153 ft²

All measurements are approximate and for display purposes only



65 Windmill Road, HERNE BAY, Kent, CT6 7DF

£375,000 Freehold

Kimber Estates are excited to present this absolutely stunning three bedroom semi-detached family home to the market. The current owners have extended the property which now provides a smartly presented cloakroom, downstairs wc and a useful utility room. You are welcomed by a nice entrance hall leading through to the bright lounge which gives a wonderful sense of cosiness in an otherwise very large room. The kitchen is beautifully presented with a full range of fitted appliances plus there is an large opening overlooking the dining area. Upstairs you will find three bedrooms and a modern bathroom suite. Externally the rear garden has a low maintenance finish mainly laid to lawn with a patio space enabling you to take in the sun and entertain friends and family. A garage en-block to the rear of the property provides extra storage and parking alongside the huge frontage with potential to create a large driveway. Located close to the iconic Windmill in Heme, with lovely views from the back bedroom over the surrounding area and to the sea, as well as the local amenities and bus routes to Heme Bay and Canterbury, we think this particular home is a must see!



GROUND FLOOR

Entrance Hall

Double glazed entrance door to front, staircase to first floor, under stair storage.

Cloakroom

Double glazed window to front, radiator, door leading to:

WC

Low level WC, wash hand basin.

Living Room

10' 2" x 22' 9" (3.10m x 6.93m)

Double glazed window to front, radiator, fireplace log burner, built in storage and shelving unit, opening to:

Dining Room

16' 5" x 7' 11" (5.00m x 2.41m)

Double glazed window to side, double glazed sliding doors to rear, radiator.

Kitchen

7' 5" x 9' 9" (2.26m x 2.97m)

Modern fitted kitchen comprising range of matching wall and base units with matching wood work tops, sink and drainer units with mixer tap over, integrated oven and grill with four burner gas hob and extractor fan above, space for under counter fridge or freezer, space and plumbing for dishwasher, large serving hatch with view into dining room.

Utility Room

4' 1" x 13' 1" (1.24m x 3.99m)

Double glazed Velux window, wood work surface with sink, space and plumbing for washing machine, space for under counter fridge or freezer, door to garden.

FIRST FLOOR

Landing

Double glazed window to side, radiator, storage cupboard.

Bedroom One

9' 5" x 12' 8" (2.87m x 3.86m)

Double glazed window to front, radiator, built in wardrobe.

Bedroom Two

8' 5" x 9' 11" (2.57m x 3.02m)

Double glazed window to rear with views across Herne Bay and distant sea views, radiator, built in wardrobe.

Bedroom Three

7' 2" x 8' 1" (2.18m x 2.46m)

Double glazed window to front, radiator, built in wardrobe.

Bathroom

8' 1" x 5' 5" (2.46m x 1.65m)

Modern fitted bathroom suite, panelled bath unit, wash hand basin, low level WC, partly tiled walls and paneling, double glazed frosted window to rear.

OUTSIDE

Rear Garden

Mainly laid to lawn with paved patio areas, garden shed, fenced surround, access to front,

Garage

Garage En Bloc with double doors to front.

Council Tax Band C

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		84
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	