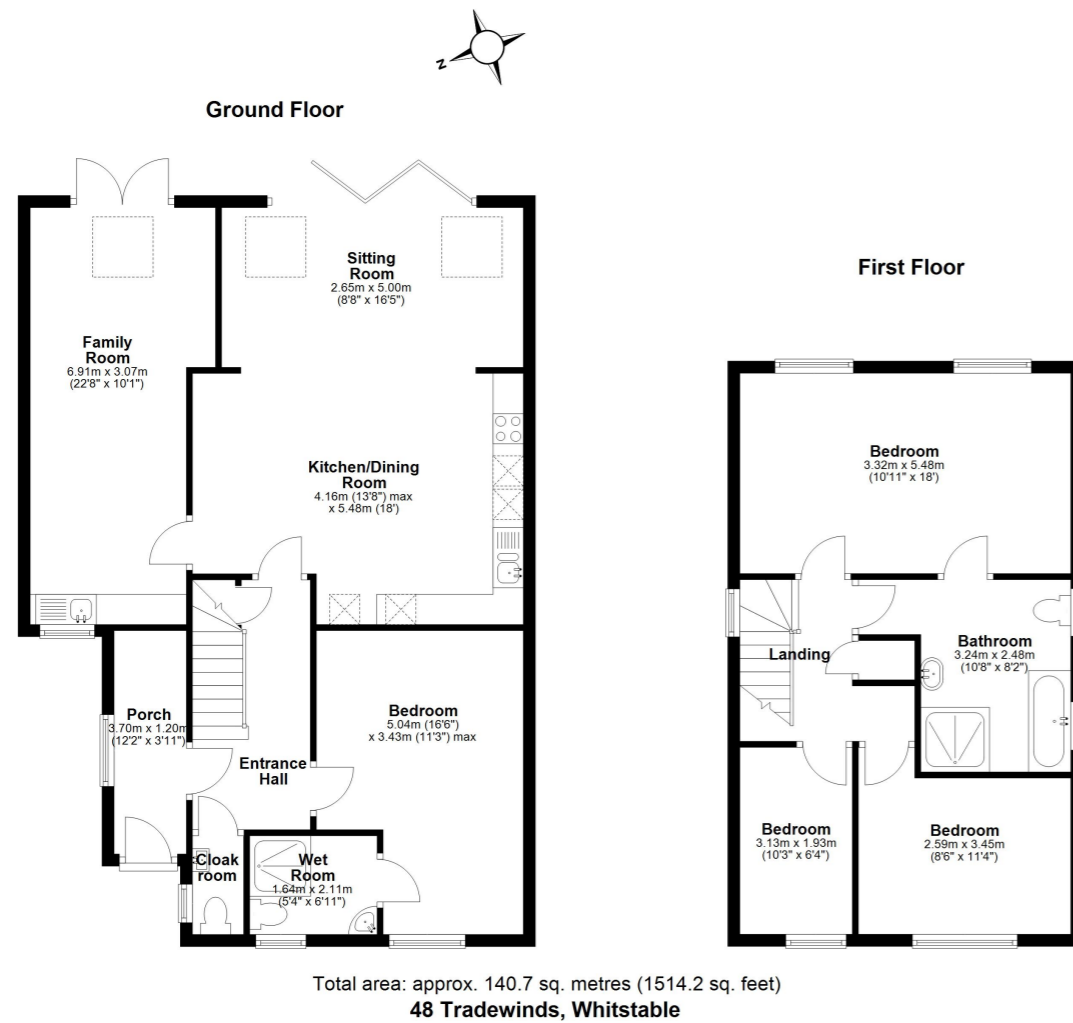




Kimber Estates



48 Tradewinds, Whitstable, Kent, CT5 4UJ

Offers in Excess of £500,000 Freehold

Kimber Estates are pleased to bring to the market this well presented four bedroom family home located on the popular Mariners View development. This particular property provides spacious and well-proportioned living accommodation throughout. The ground floor comprises; entrance porch, spacious reception hall, cloakroom, downstairs bedroom with en-suite wet room. There is an open plan kitchen/dining room/sitting room with bi-folding doors out to the rear garden, with an additional family room with doors to the garden, which is perfect for families. To the first floor is the primary bedroom which was originally two bedrooms with door to the bathroom, plus two further bedrooms. Outside is a sunny rear garden and to the front a driveway providing off road parking.



Ground Floor

Entrance Porch

12' 2" x 3' 11" (3.71m x 1.19m) Double glazed front entrance door, double glazed window to side, further door to:

Entrance Hall

Staircase to first floor, under stairs storage cupboard, radiator, luxury vinyl flooring.

Cloakroom

Double glazed frosted window to side, low level WC, pedestal wash hand basin, radiator, luxury vinyl flooring.

Kitchen/Dining Room

13' 8" x 18' 0" (4.17m x 5.49m) Range of musk effect high gloss fitted contemporary units with complementary worktops over and glazed splash backs, Bosch induction hob with extractor canopy over, space and plumbing for washing machine and tumble dryer, inset one and a half bowl sink and drainer unit, fitted eye level oven and grill, space for American style fridge freezer, cupboard housing wall mounted boiler.

Sitting Room

8' 8" x 16' 5" (2.64m x 5.00m) Double glazed bi-fold doors to rear leading to garden, two double glazed skylight windows, luxury vinyl flooring, radiator.

Family Room

22' 8" x 10' 1" (6.91m x 3.07m) Double glazed patio doors to rear leading to the garden, double glazed window to front, velux window, radiator, base units with stainless steel sink and drainer unit, space and plumbing for washing machine.

Bedroom Four

16' 6" x 11' 3" (5.03m x 3.43m) Double glazed window to front, luxury vinyl flooring, radiator, door to:

Wet Room

5' 4" x 6' 11" (1.63m x 2.11m) Walk in shower with mains fed shower, low level WC, corner wash hand basin, heated towel rail, double glazed frosted window to front.

First Floor

First Floor Landing

Double glazed window to side, access to loft, airing cupboard housing factory lagged hot water tank.

Bedroom One (originally two bedrooms)

10' 11" x 18' 0" (3.33m x 5.49m) Two double glazed windows to rear, two radiators, laminate flooring, door to:

Bathroom

10' 8" x 8' 2" (3.25m x 2.49m) Panelled bath with hand held shower attachment and mixer tap, double walk in shower with rainfall and further hand held, pedestal wash hand basin, low level WC, heated towel rail, two double glazed frosted windows to side, tiled flooring, partially tiled walls.

Bedroom Two

8' 6" x 11' 4" (2.59m x 3.45m) Double glazed window to front, radiator.

Bedroom Three

10' 3" x 6' 4" (3.12m x 1.93m) Double glazed window to front, radiator.

Outside

Rear Garden

Enclosed rear garden, AstroTurf, mature trees and shrubs, paved patio area, garden shed, side access, external power and light, outside tap.

Front Garden

Open plan frontage, driveway providing off road parking.

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	83
England, Scotland & Wales		EU Directive 2002/91/EC	