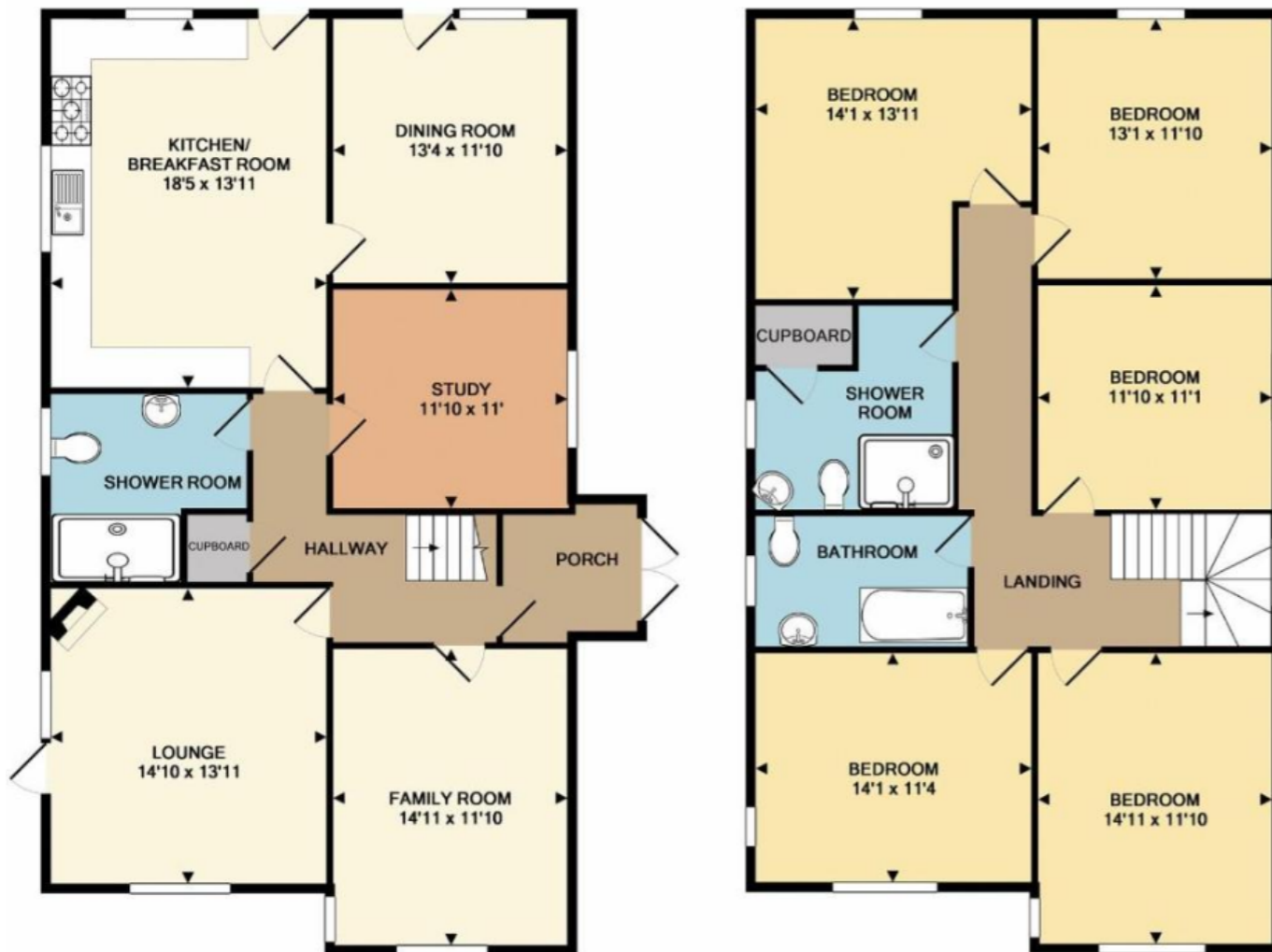




Kimber Estates



GROUND FLOOR
APPROX. FLOOR
AREA 1159 SQ.FT.
(107.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1135 SQ.FT.
(105.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2294 SQ.FT. (213.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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15 Reculver Road, Heme Bay, Kent, CT6 6LG

£750,000 Freehold

Welcome to this exceptional five-bedroom detached family home located on the prestigious Reculver Road. This stunning property sits on a generous plot and offers extensive living accommodation spread across two floors, making it an absolute must-see for buyers. As you step into the entrance porch, you'll be greeted by a spacious hallway that leads to a dual aspect lounge, a reception room perfect for entertaining, a large study room for working from home, a convenient shower room, a dining room and large kitchen/breakfast room. Upstairs, you'll find five generously sized double bedrooms, offering ample space for the whole family, plus two family bathrooms. Step outside into the large rear garden, you'll find a large, decked area, lawn, two patio areas, a built-in stone barbeque and planning permission for a large summer house, making this garden a serene place to relax and entertain. The front of the property features an in and out driveway, providing ample parking space for multiple vehicles. Situated in a charming village location, this home offers easy access to local shops, amenities and the seafront, allowing you to enjoy a relaxed coastal lifestyle. Additionally, the property benefits from excellent transport links, with access to main routes leading to Thanet, Canterbury and London via the A299 and M2, making commuting a breeze. To fully appreciate the size, layout and abundance of features this substantial five bedroom detached family home has to offer, an internal viewing is highly recommended.



Welcome to this exceptional five-bedroom detached family home located on the prestigious Reculver Road. This stunning property sits on a generous plot and offers extensive living accommodation spread across two floors, making it an absolute must-see for buyers. As you step into the entrance porch, you'll be greeted by a spacious hallway that leads to a dual aspect lounge, a reception room perfect for entertaining, a large study room for working from home, a convenient shower room, a dining room and large kitchen/breakfast room. Upstairs, you'll find five generously sized double bedrooms, offering ample space for the whole family, plus two family bathrooms. Step outside into the large rear garden, you'll find a large, decked area, lawn, two patio areas, a built-in stone barbecue and planning permission for a large summer house, making this garden a serene place to relax and unwind. The front of the property features an in and out driveway, providing ample parking space for multiple vehicles. Situated in a charming village location, this home offers easy access to local shops, amenities and the seafront, allowing you to enjoy a relaxed coastal lifestyle. Additionally, the property benefits from excellent transport links, with access to main routes leading to Thanet, Canterbury and London via the A299 and M2, making commuting a breeze. To fully appreciate the size, layout and abundance of features this substantial five-bedroom detached family home has to offer, an internal viewing is highly recommended.

Ground Floor

Entrance Porch

Front entrance door, furber door to:

Reception Hall

Stair case to first floor, storage cupboard, radiator.

Kitchen/Breakfast Room

18'5" x 13'11" (5.61m x 4.24m) Matching wall and base units, tiled splash backs, one and a half bowl sink and drainer unit, range cooker, space for fridge freezer, space for washing machine, space for dishwasher, radiator, tiled flooring, double glazed windows to rear and side, door to rear leading to garden.

Dining Room

13'4" x 11'10" (4.06m x 3.61m) Door to rear leading to the garden, radiator.

Study

11'10" x 11'0" (3.61m x 3.35m) Double glazed window to side, radiator.

Shower Room

Walk in shower, pedestal wash hand basin, low level WC, partially tiled walls, tiled flooring, double glazed frosted window to side.

Lounge

14'10" x 13'11" (4.52m x 4.24m) Double glazed window to front, door to side leading to the garden, radiator, gas fire.

Family Room

14'11" x 11'10" (4.55m x 3.61m) Double glazed window to front and side, radiator.

First Floor

Landing

Double glazed window to side, skylight window, radiator.

Bedroom One

14'1" x 13'11" (4.29m x 4.24m) Double glazed window to rear, radiator, range of fitted wardrobes.

Bedroom Two

13'1" x 11'10" (3.99m x 3.61m) Double glazed window to rear, radiator.

Bedroom Three

14'1" x 11'4" (4.29m x 3.45m) Double glazed windows to front and side, radiator.

Bedroom Four

14'11" x 11'10" (4.55m x 3.61m) Double glazed window to front and side, radiator.

Bedroom Five

11'10" x 11'1" (3.61m x 3.38m) Double glazed window to side, radiator.

Bathroom

P shaped bath with shower over, pedestal wash hand basin, low level WC, radiator, partially tiled walls, double glazed frosted window to side.

Shower Room

Double shower, pedestal wash hand basin, low level WC, radiator, partially tiled walls, tiled flooring, double glazed frosted window to side.

Outside

Rear Garden

Large sunny rear garden, mainly laid to lawn, decked area, patio area, barbecue, side access, mature trees and shrubs, side access.

Front Garden

Enclosed frontage, block paved in and out driveway providing parking for several vehicles, mainly laid to lawn, mature shrubs.

Council Tax Band F

NB

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	78
(39-54)	E	61
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	