



# Kimber Estates



22 Arkley Road, Herne Bay, Kent, CT6 5SL

£365,000 Freehold

Welcome to this charming three bedroom detached modern family home, a rare find in the highly sought-after central location of Herne Bay. Conveniently situated within walking distance to bus routes, the train station, schools and all amenities. The family-friendly ground floor features a convenient lounge that seamlessly flows into the dining area with doors to the double glazed conservatory plus there's a fitted kitchen. To the first floor are three bedrooms and a family bathroom. Outside, the rear garden is mainly laid to lawn with patio area and side access plus the driveway to the front ensures off-street parking. A viewing is highly recommended to fully appreciate both the size and location of this lovely family home.





Welcome to this charming three bedroom detached modern family home, a rare find in the highly sought-after central location of Herne Bay. Conveniently situated within walking distance to bus routes, the train station, schools and all amenities. The family-friendly ground floor features a convenient lounge that seamlessly flows into the dining area with doors to the double glazed conservatory plus there's a fitted kitchen. To the first floor are three bedrooms and a family bathroom. Outside, the rear garden is mainly laid to lawn with patio area and side access plus the driveway to the front ensures off-street parking. A viewing is highly recommended to fully appreciate both the size and location of this lovely family home.

## GROUND FLOOR

### Entrance Hall

Double glazed UPVC front entrance door, radiator, stairs leading to first floor.

### Lounge

12' 1 x 11' 0 plus recess (3.69m x 3.36m)  
Double glazed window to front, radiator, television point.

### Dining Room

7' 11 x 7' 11 (2.42m x 2.42m)  
Radiator, French doors to conservatory.

### Conservatory

11' 5 x 10' 9 (3.48m x 3.28m)  
The conservatory is of cavity brickwork construction with UPVC frame, French doors to rear garden, radiator.

### Kitchen

9' 4 x 8' 6 (2.85m x 2.6m)  
Fitted kitchen in range of matching wall and base units with complementary work surfaces over, sink and drainer unit. Space and plumbing for washing machine, space for fridge/freezer and free standing oven, double glazed window to rear.

## FIRST FLOOR

### Landing

Double glazed window to side, access to loft, radiator, airing cupboard.

### Bedroom One

11' 4 x 10' 2 (3.46m x 3.1m)  
Double glazed window to front, radiator.

### Bedroom Two

9' 2 x 8' 4 (2.8m x 2.54m)  
Double glazed window to rear, radiator.

### Bedroom Three

6' 10 x 6' 4 (2.09m x 1.94m)  
Double glazed window to front, radiator.

## Bathroom

Suite in white comprising panelled corner bath with separate electric shower unit over bath, pedestal wash hand basin, low level WC, heated towel rail, double glazed frosted window to rear.

## OUTSIDE

### Rear Garden

West facing garden mainly laid to lawn with patio areas, side access, door to garage.

### Driveway

Off street parking for 1 vehicle

### Garage

Attached garage with up and over door. Wall mounted 'Worcester' gas boiler. Power points and light

## COUNCIL TAX BAND D

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	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	