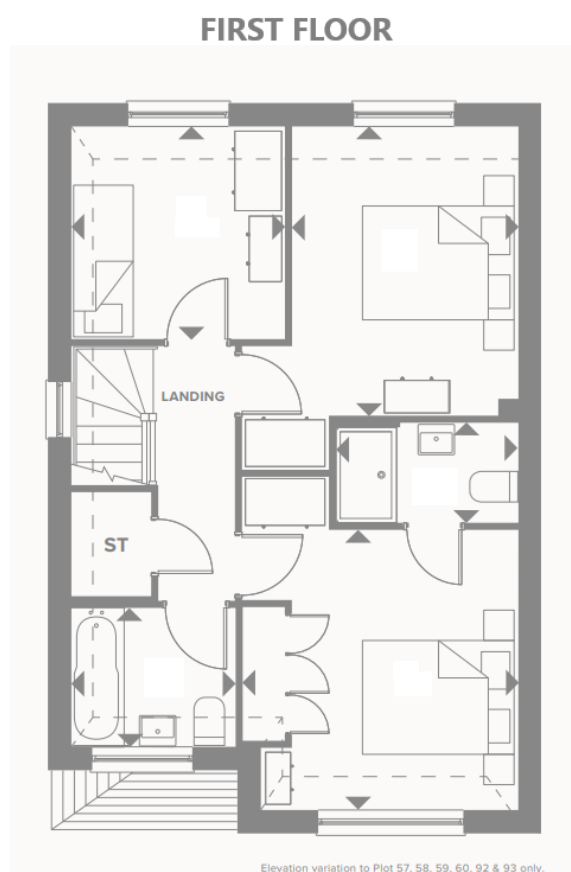
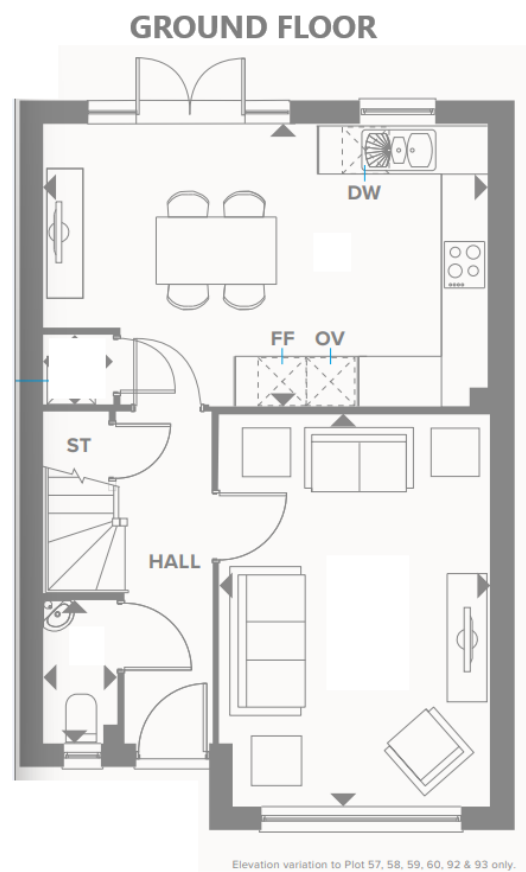




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Herne Bay - 106, High Street, Herne Bay, CT6 5LE - 01227 389 998 - hernebay@kimberestates.co.uk

£375,000
Freehold

ABOUT THE PROPERTY

Built in the style of 'The Ludlow' by Redrow Homes, this lovely semi-detached home is in immaculate order throughout and positioned with easy access to all the estate has to offer with a new supermarket, play parks, sports centre including Herne Bay Tennis, Hockey and Cricket Clubs. The downstairs accommodation offers nicely set out living space with a lovely lounge at the front, downstairs cloakroom plus impressive kitchen-diner with double doors leading out to the landscaped rear garden mainly laid to lawn and seating area to the back of the garden. Upstairs has three double bedrooms with the main bedroom offering an en suite shower room. Externally there is a sunny rear garden, an extensive side driveway providing plenty of off road parking plus a good size garage. Coastal Herne Bay is just a mile or so away and there are excellent road and rail links into London.

FEATURES

- Three Bedroom Semi Detached Family Home
- Garage and Plenty of Off Street Parking
- Modern Family Home In Desirable Location
- Built by Redrow Homes
- Impressive Kitchen-Diner
- Master Bedroom Enjoying En Suite

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

Entrance Hallway

Front entrance door, radiator, staircase to first floor, under stairs cupboard.

Cloakroom

Double glazed window to front, low level WC, corner wash hand basin, radiator.

Lounge

Double glazed window to front, radiator, television point.

Kitchen-Diner

Modern fitted kitchen in a range of matching wall and base units with complementary work surfaces over, stainless steel sink and drainer unit with mixer tap over, four burner gas hob with extractor above, eye level oven grill, integrated dishwasher and fridge freezer, utility cupboard with plumbing for washing machine, pull out larder, column radiator, double glazed window and doors to rear.

FIRST FLOOR

Landing

Double glazed window to front, side, radiator, cupboard housing boiler, loft hatch.

Bedroom One

Double glazed window to front, radiator, two sets of built in wardrobes, television point.

En Suite

Double shower cubicle with mains fed shower, pedestal wash hand, low level WC, radiator.

Bedroom Two

Double glazed window to rear, radiator, built in wardrobes, television point.

Bedroom Three

Double glazed window to rear, radiator.

Bathroom

Panelled bath unit, wash hand basin, low level WC, heated towel rail, double glazed frosted window to front.

OUTSIDE

Rear Garden

Mainly laid to lawn with two tiled patio areas, outside tap, fenced surround, access to front.

Front Garden / Driveway

Mainly laid to lawn with pathway to front door, driveway with space for several vehicles.

Garage

Single garage with up and over door to front, power and light.

COUNCIL TAX BAND D

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

