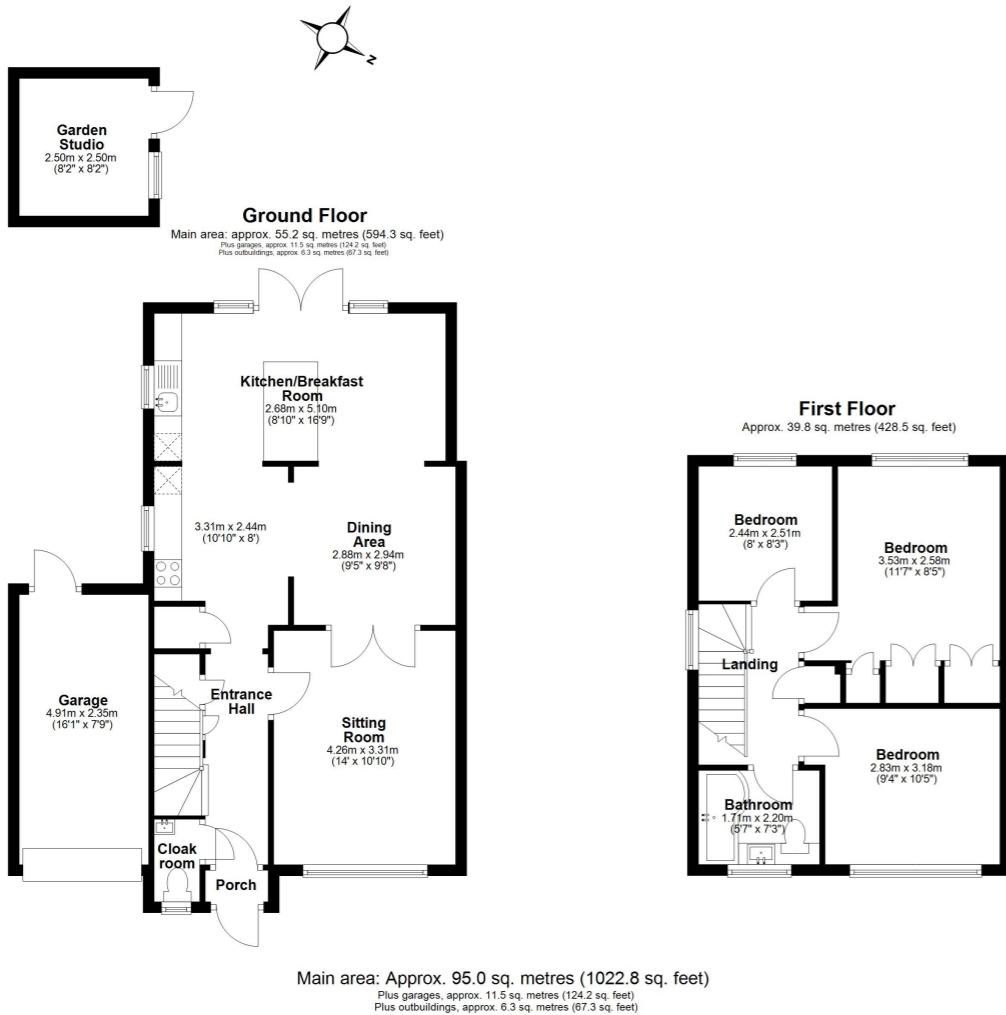




# Kimber Estates



10 Ashdown Close, Herne Bay, Kent, CT6 7UL

£375,000 Freehold

This lovely house is tucked away in cul-de-sac in a quiet residential area with nearby highly regarded nursery, infant and primary school, a cluster of shops and excellent road links into The Cathedral City of Canterbury, coastal Herne Bay and neighbouring Whitstable town. The property enjoys nicely set out accommodation comprising entrance hall, cloakroom, large lounge and modern kitchen-breakfast room on the ground floor with three good size bedrooms and family bathroom upstairs. Outside the property has a beautiful sunny rear garden with a garden room which can be used for a variety of purposes such as a storage room, snug or home office ideal for people working from home. Additional features of this home include ample parking and a garage, double glazing throughout plus there's gas-fired central heating. We highly recommend a viewing of this property.

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## GROUND FLOOR

### Entrance Hallway

Double glazed entrance door to front, staircase to first floor with bespoke fitted cupboards, radiator in decorative cover, laminate flooring.

### Cloakroom

Double glazed frosted window to front, wash hand basin set in vanity unit, low level WC.

### Lounge

Double glazed window to front, radiator, television point, double door to Kitchen-Diner.

### Kitchen-Diner Breakfast Room

Comprehensive of white fitted units with tiled splash backs, inset induction hob with extractor fan over and electric oven below, built in pantry with pull out bespoke shelving, space and plumbing for washing machine and slimline dishwasher, ceramic one and half bowl, fitted eye level microwave, breakfast bar with pop up plug and fitted wine cooler, upright radiator, double glazed French doors to rear leading to rear garden.

## FIRST FLOOR

### Landing

Built in shelved cupboard, loft hatch with pull down ladder and light.

### Bedroom One

Double glazed window to rear, radiator, range of fitted furniture.

### Bedroom Two

Double glazed window to front, radiator, fitted double wardrobe with storage cupboard.

### Bedroom Three

Double glazed window to rear, radiator.

### Bathroom

Modern white suite comprising panelled bath unit with fitted screen and mains fed shower, pedestal wash hand, low level WC, heated towel rail, fully tiled walls, double glazed frosted window to front.

## OUTSIDE

### Rear Garden

Mainly laid to lawn with decking area, fully insulated garden room with double glazing, electric heaters, television point.

### Front Garden and Driveway

Partly shingled frontage with driveway for two cars.

### Detached Garage

Up and over door to front, power and light.

### COUNCIL TAX BAND C

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

