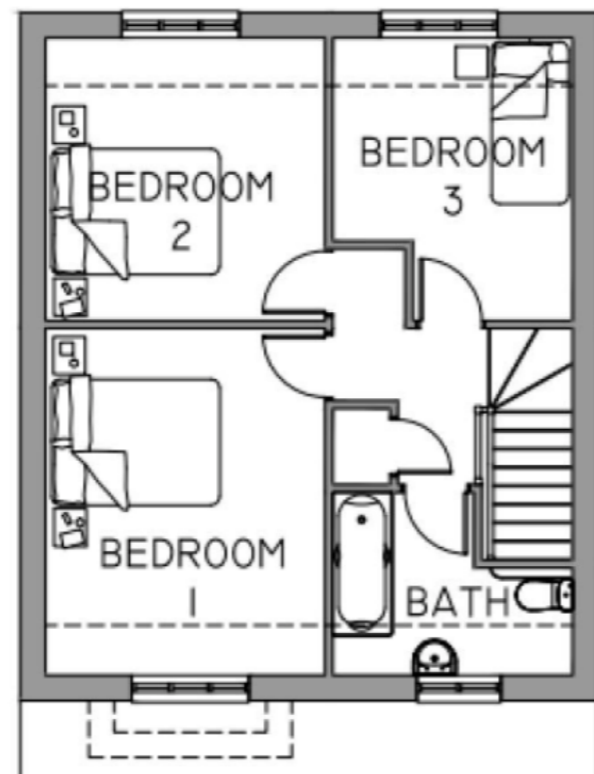
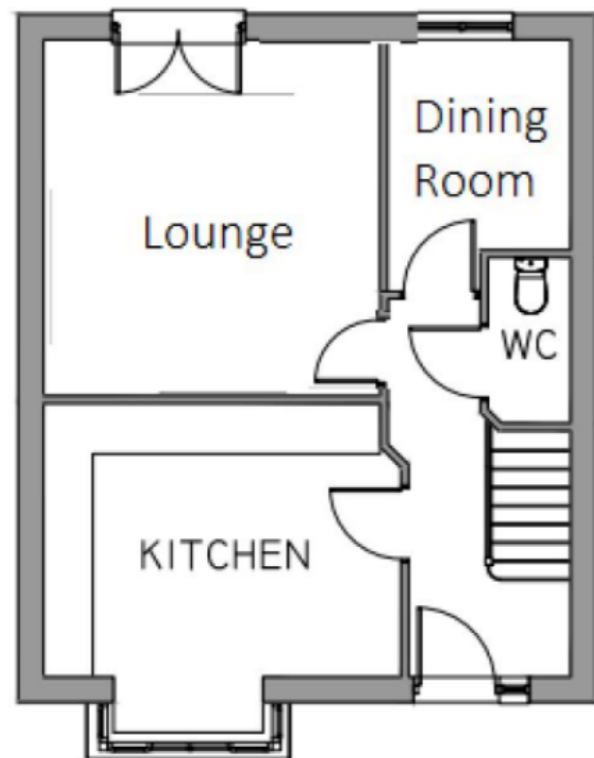




Kimber Estates



8 Gainsborough Drive, HERNE BAY, CT6 6QH

£375,000 Freehold

This beautiful house is presented to the market in immaculate order through and is nestled in the charming heart of Beltinge village. Perfectly situated, this home offers convenience at its finest, with a cluster of useful shops and the beach just a leisurely stroll away. The super school nearby adds to the appeal of this fantastic location. The property offers plenty of natural light with appealing features including a large, modern newly fitted kitchen/breakfast room, lounge featuring an entertainment wall adding a touch of style to the space, cloakroom and separate dining room. Upstairs boasts three good-sized bedrooms and a bathroom. Externally, there is a low maintenance rear garden plus ample parking via a driveway to the front.



Ground Floor

Entrance Hallway

Front entrance door, staircase to first floor, under stair cupboard.

Cloakroom

Pedestal wash hand basin, low level WC.

Kitchen/Diner

14' 2" x 12' 2" (4.32m x 3.71m) Range of matching wall and base units with complementary worktops over, tiled splash backs, one and a half bowl sink and drainer unit, electric hob with extractor canopy over, integral oven, integral microwave, integral fridge freezer, double glazed bay window to front, radiator.

Lounge

11' 10" x 11' 8" (3.61m x 3.56m) Double glazed doors to rear leading to the garden, radiator.

Dining Room/Bedroom Four

9' 5" x 8' 0" (2.87m x 2.44m) Double glazed window to rear, radiator.

First Floor

Landing

Loft access.

Bedroom One

13' 1" x 10' 4" (3.99m x 3.15m) Double glazed window to front, radiator.

Bedroom Two

11' 0" x 10' 4" (3.35m x 3.15m) Double glazed window to rear, radiator.

Bedroom Three

12' 3" x 9' 5" (3.73m x 2.87m) Double glazed window to rear, radiator.

Bathroom

9' 4" x 6' 5" (2.84m x 1.96m) Double glazed frosted window, p shaped bath with shower over, wash hand basin and low level WC set in vanity unit, partially tiled walls, heated towel rail.

Outside

Rear Garden

Raised decking area, AstroTurf, side access.

Front Garden

Open plan frontage, driveway providing off road parking for several vehicles.

Council Tax Band D

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			
(92-100)	A		94
(81-91)	B	83	
(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	