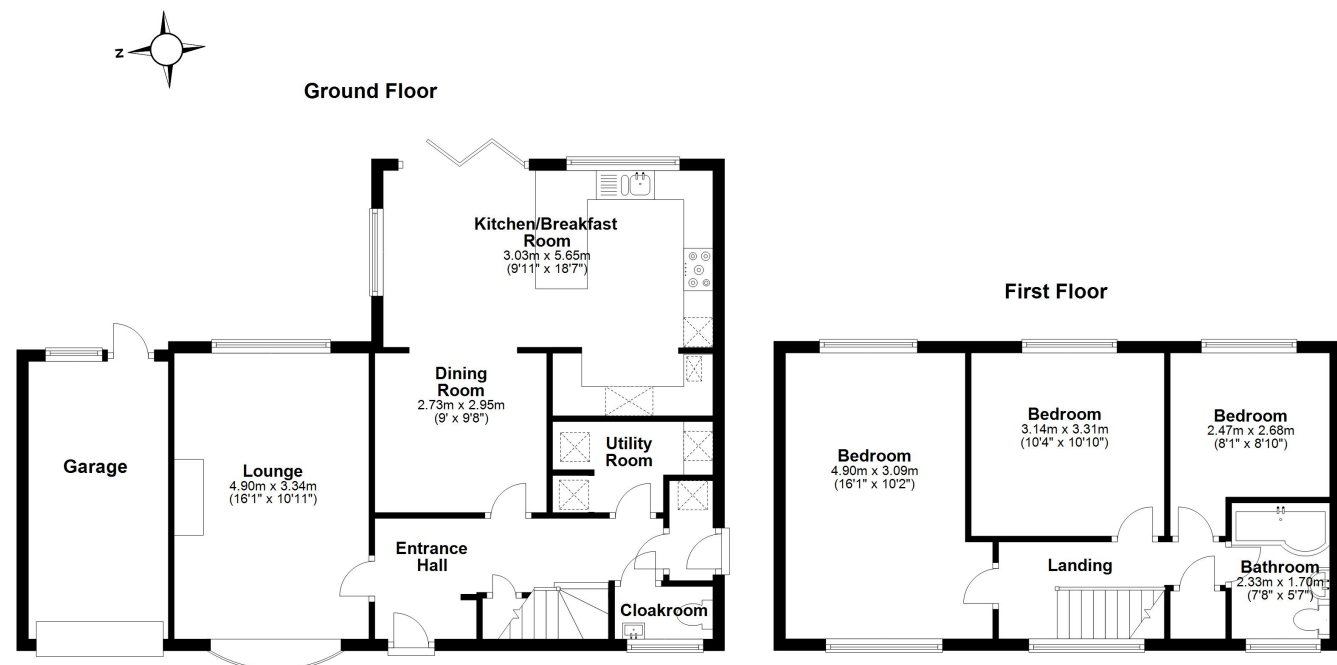




Kimber Estates



Total area: approx. 109.1 sq. metres (1174.5 sq. feet)
7 Hadleigh Gardens, Herne Bay



7 Hadleigh Gardens, Herne Bay, Kent, CT6 6BN

£525,000 Freehold

Found in a sought-after and desirable location, this beautifully extended family home has undergone a downstairs extension to create a light and bright home with ample spacious and well-proportioned living accommodation. The ground floor comprises a cloakroom, dual aspect lounge, dining area, modern kitchen/breakfast room with a comprehensive range of units and integrated appliances, plus separate utility room. To the first floor are three bedrooms and a family bathroom. There are elevated sea views to the front and a resin driveway leading to the garage. The good size rear garden is mainly laid to lawn with a variety of well-stocked plants, shrub beds and borders alongside raised patio areas. A viewing comes highly recommended.



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Ground Floor

Entrance Hall

Double glazed front entrance door, radiator in decorative cover, stair case to first floor with under stair storage cupboard.

Lounge

16' 1" x 10' 11" (4.90m x 3.33m) Double glazed window to rear and front, fireplace, two radiators.

Kitchen/Diner

9' 11" x 18' 7" (3.02m x 5.66m) Kitchen
 9' 0" x 9' 8" (2.74m x 2.95m) Dining Room
 Modern fitted kitchen comprising of a range of matching wall and base units with complementary work surfaces over and tiled splash backs, breakfast bar, five gas burner hob with extractor canopy over, double oven, one and half bowl sink and drainer unit, integral dishwasher, space for American style fridge freezer, radiator, tiled flooring, double glazed window to rear and side, double glazed door bi fold doors to rear leading to the garden.

Utility Room

Space for washing machine and tumble dryer.

Cloakroom

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

First Floor

Landing

Double glazed window to front with distant sea views, radiator, loft hatch.

Bedroom One

16' 1" x 10' 2" (4.90m x 3.10m) Double glazed window to front and rear with distant sea views, radiator.

Bedroom Two

10' 4" x 10' 10" (3.15m x 3.30m) Double glazed window to rear, radiator.

Bedroom Three

8' 1" x 8' 10" (2.46m x 2.69m) Double glazed window to rear, radiator.

Bathroom

7' 8" x 5' 7" (2.34m x 1.70m) P shaped bath with shower over, low level WC and wash hand basin set in vanity unit, partially tiled walls, radiator, double glazed window to front.

Outside

Rear Garden

Tiered laid to lawn with two decked patio areas, mature trees and shrubs, brick built BBQ, access to front, outside tap, exterior power and lighting.

Front Garden

Open plan frontage, resin driveway providing off road parking for several vehicles, laid to lawn.

Garage

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+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	