



Kimber Estates



Main area: Approx. 78.4 sq. metres (843.4 sq. feet)
Plus garages, approx. 14.2 sq. metres (152.8 sq. feet)
10 Bowland Close, Heme Bay



10 Bowland Close, Heme Bay, Kent, CT6 7UP

£375,000 Freehold

This perfectly located family home is set in a quiet cul-de-sac in the centre of Broomfield, only a short distance from the local shops and bus routes. Highly regarded schools and excellent road links into The Cathedral City of Canterbury, coastal Heme Bay and neighbouring Whitstable town. Once inside the property comprises of entrance hall, cloakroom, lounge/dining room and kitchen on the ground floor. Upstairs are three bedrooms and a family bathroom. Outside the property has off road parking to the side with a garage and a good size garden.



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Ground Floor

Entrance Hall

Double glazed front entrance door, stair case to first floor, radiator, storage cupboard.

Cloakroom

Double glazed frosted window to front, wash hand basin, low level WC, heated towel rail.

Lounge/Dining Room

23' 2" x 11' 9" (7.06m x 3.58m) Two double glazed windows to front, double glazed doors to rear leading to the garden, two radiators.

Kitchen

10' 8" x 8' 8" (3.25m x 2.64m) Matching wall and base units with complementary work surfaces and tiled splash backs, stainless steel one and a half bowl sink and drainer unit, double oven, five gas burner hob with extractor fan over, integral dishwasher, integral fridge, double glazed window to rear, double glazed door to rear leading to the garden.

First Floor

Landing

Cupboard, double glazed window to side, loft access.

Bedroom One

11' 11" x 11' 9" (3.63m x 3.58m) Double glazed window to front, double glazed frosted window to side, radiator.

Bedroom Two

11' 0" x 9' 10" (3.35m x 3.00m) Double glazed window to rear, radiator.

Bedroom Three

7' 11" x 8' 0" (2.41m x 2.44m) Double glazed window to rear, radiator.

Shower Room

5' 8" x 6' 2" (1.73m x 1.88m) Double glazed frosted window to side, walk in shower, low level WC, wash hand basin, heated towel rail, tiled walls.

Outside

Rear Garden

Mainly laid to lawn, decking area, side access.

Front Garden

Block paved driveway providing off road parking for several vehicles, mature shrubs.

Garage

18' 3" x 8' 5" (5.56m x 2.57m) Up and over door, double glazed window to rear, door to side leading to the garden.

Council Tax Band D

NB

At the time of advertising, these are draft particulars awaiting approval from our seller.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		59	84
England, Scotland & Wales		EU Directive 2002/91/EC	