





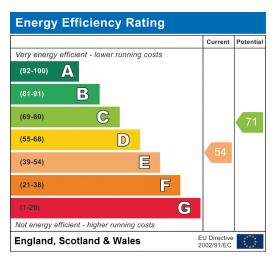
Herne Bay - 106, High Street, Herne Bay, CT6 5LE - 01227 389 998 - hernebay@kimberestates.co.uk

ABOUT THE PROPERTY

A substantial semi-detached house located in one of the most sought-after residential areas of Herne Bay. This property is larger than it looks making this an exceptional family home. Entering into a large open reception hall with beautiful wooden flooring, the ground floor accommodation comprises a light and airy reception room to the front of the property offering lovely features, dining room with log burner, kitchen and utility/conservatory area. Upstairs boasts three generous bedrooms with their own beautiful aspect with benefit of a large family bathroom. A loft conversion offers ample space in the landing to allow for a study area, plus cloakroom and large bedroom with Velux windows. The beautifully tendered rear garden offers a sunny aspect throughout the whole day and plenty of room for vegetable plots plus a cabin for outside storage. To the front, you have a driveway providing off road parking for two vehicles.

FEATURES

- Desirable Location Close To All Bus Routes, Shops and Schools
- Plenty of Wonderful Features Throughout The Property
- Two Large Reception Rooms Plus Kitchen Leading Out To Utility/Conservatory
- Loft Conversion With Bedroom and Cloakroom On Second Floor
- No Onward Chain



Ground Floor

Entrance Porch

Front entrance door, tiled floor, door to:

Entrance Hall

Double glazed window to side, window to front, stair case to first floor.

Lounge

13' 11" x 14' 1" (4.24m x 4.29m) Double glazed bay window to front, feature fireplace.

Kitchen/Breakfast Room

13' 6" x 12' 1" (4.11m x 3.68m) A range of base units, tiled splash backs, one and a half bowl sink and drainer unit, space for cooker, upright column radiator, double glazed window to rear, double glazed door to rear leading to the conservatory/utility.

Dining Room

15' 11" x 11' 0" (4.85m x 3.35m) Double glazed doors to rear leading to the garden, double glazed window to side, two double glazed windows to rear, log burner.

Conservatory/Utility

5' 4" x 7' 10" (1.63m x 2.39m) Double glazed window to side and rear, door to rear leading to the garden.

Outside WC

Door to side, low level WC.

First Floor

Landing

Double glazed window to side, stair case to second floor.

Bedroom

7' 0" x 8' 11" (2.13m x 2.72m) Double glazed window to front.

Bedroom

13' 11" x 14' 1" (4.24m x 4.29m) Double glazed bay window to front, feature fireplace.

Redroom

13' 5" x 14' 1" (4.09m x 4.29m) Double glazed window to rear.

Bathroom

10' 2" x 11' 0" (3.10m x 3.35m) Double glazed frosted window to rear, shower, panelled bath with shower attachment, wash hand basin set in vanity unit, low level WC, partially tiled walls.

Second Floor

Landing

20' 3" x 11' 3" (6.17m x 3.43m) Double glazed window to side, Velux window to rear.

Bedroom

20' 3" x 12' 1" (6.17m x 3.68m) Two Velux windows to rear, radiator.

Cloakroom

Low level WC, wash hand basin.

Outside

Rear Garden

Enclosed rear garden, mainly laid to lawn, mature trees and shrubs, flowering borders, patio area, side access, cabin.

Front Garden

Enclosed frontage, laid to lawn, mature shrubs, driveway providing off road parking.

Council Tax Band D

NB

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



