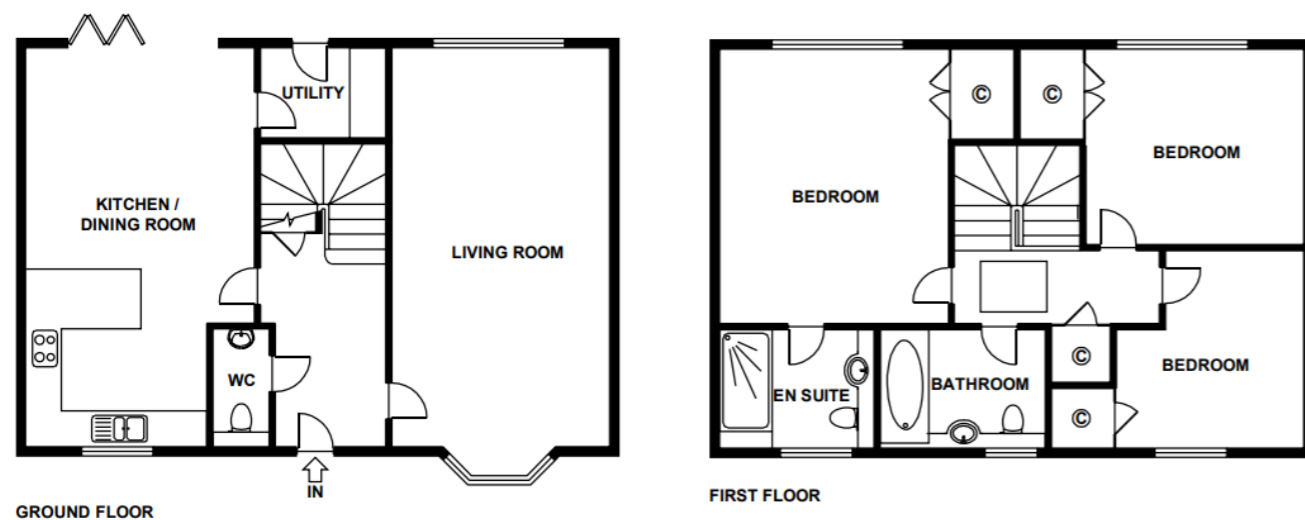




# Kimber Estates



36a Margate Road, Herne Bay, Kent, CT6 7BN

£475,000 Freehold

This striking detached family home was built in 2021 and boasts a slick and stylish finish offering high specification throughout. The current owners have a real eye and paid attention to detail with making further improvements since they moved in. This impressive home is located in Broomfield with excellent links to The Cathedral City of Canterbury, neighbouring Whitstable and just a mile or so away from pretty Herne Bay town with its delightful promenade and beach. With nicely set out accommodation, there is spacious ground floor living space with a modern fitted kitchen-breakfast room, complete with appliances, a separate lounge-diner, also with a downstairs cloakroom and utility room. Whilst to the first floor is a lovely main bathroom with three double bedrooms, the master enjoying en-suite shower room. Externally, there is a good size garden, really carefully constructed out buildings and parking behind the house. We really would urge serious buyers to take the time and trouble to view this immaculate property.



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## Ground Floor

### Reception Hall

Front door, solid oak flooring, radiator, under stairs storage cupboard.

### Cloakroom

Low level WC, wash hand basin set in vanity unit, attractive tiling, double glazed window to front, solid oak flooring.

### Lounge

Double glazed windows to front and rear, both with custom made shutters, solid oak flooring.

### Kitchen

Fitted with a range of white high gloss kitchen units with integral 70/30 fridge/freezer, inset dishwasher, breakfast bar divide, inset one and a half bowl sink unit with mixer taps, under unit grill and oven, electric hob and extractor canopy, combination boiler concealed i-unit, double glazed window to front with bespoke fitted shutter double glazed bi-fold doors to rear, solid oak flooring.

### Utility Room

Space and plumbing for washing machine, solid oak flooring, double glazed window to rear.

## First Floor

### First Floor Landing

Solid oak flooring, radiator, built in shelved cupboard.

### Bedroom One

Double glazed window to rear with bespoke fitted shutters, solid oak flooring, built in wardrobe, radiator, television point.

### En Suite Shower Room

Walk in shower stall with mains fed fitted shower, ample suspended sink unit with two drainers, low level WC, radiator, attractive tiled floor, double glazed frosted window to front.

### Bedroom Two

Double glazed window to rear with bespoke fitted shutters, radiator, built in wardrobe, solid oak flooring.

### Bedroom Three

Double glazed window to front with bespoke fitted shutters, radiator, built in wardrobe, radiator, solid oak flooring.

### Family Bathroom

Panelled bath with mixer taps, a shower attachment, ample suspended sink unit with two drainers, low level WC, radiator, attractive tiled floor. double glazed frosted window to front.

## Outside

### Rear Garden

Laid to lawn, paved patio, two timber store rooms lined and boarded power and light 9 meters square + 14 meters square (can be used as a gym/man cave)

### Front Garden

Two parking spaces, gate to garden.

## Council Tax Band D

### NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	84	
(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	