



Kimber Estates



Total Area: 84.5 m² ... 910 ft²

All measurements are approximate and for display purposes only



3 Willowbrook Close, Heme Bay, Kent, CT6 6FS

£359,995 Freehold

This contemporary, family home is located on a corner plot in a pleasant development on the outskirts of coastal Heme Bay. Just a short drive away you will find the village shops, amenities, and the Cliff top walks in Beltinge, as well as Heme Bay town centre and seafront. Superbly presented throughout the spacious accommodation comprises of a stunning kitchen-diner complete with appliances and plenty space for table and chairs, downstairs cloakroom, lounge-diner with doors leading to the pretty landscaped rear garden. Whilst upstairs there three good sized bedrooms, the main bedroom with a ensuite shower room and a modern family bathroom. There is a detached garage with a driveway to the front, providing off street parking for several vehicles, and a pretty, well tended rear garden to the rear. An internal visit is recommended to appreciate all on offer.



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GROUND FLOOR

Reception Hallway

Front entrance door, radiator, staircase to fist floor, ceramic tiled flooring.

Cloak Room

Low level WC, pedestal wash hand basin, extractor fan.

Kitchen-Breakfast Room

17' 0" x 14' 0" (5.18m x 4.27m) at widest points
Modern fitted kitchen comprising grey 'shaker' kitchen units with matching stone worktops and tiled splash backs above, sink and drainer unit with mixer tap over, four burner gas hob with extractor fan above, eye level oven and grill, integrated washing machine, dishwasher, fridge/freezer and wine cooler, spotlights, tiled flooring, four double glazed window to front and sides.

Lounge-Diner

16' 8" x 10' 2" (5.08m x 3.10m)
Double glazed window to front, French doors to rear leading to garden, TV point, two radiators.

FIRST FLOOR

Landing

Loft hatch.

Bedroom One

12' 5" x 10' 3" (3.78m x 3.12m)
Dual aspect room, double glazed window to front and side, radiator, door to:

Ensuite

Modern suite comprising double shower stall with fitted electric shower, low level W.C, pedestal wash hand basin, extractor fan, radiator.

Bedroom Two

9' 11" x 7' 5" (3.02m x 2.26m) Double aspect room with glazed windows to front and side, radiator, fitted wardrobe with sliding mirrored doors.

Bedroom Three

11' x 6' 8" (3.35m x 2.03m) Double glazed window to side, radiator.

Family Bathroom

Modern suite comprising panelled bath with mixer taps and shower attachments, pedestal wash hand basin, low level W.C, Double glazed frosted window to front, radiator.

OUTSIDE

Rear Garden

Mainly laid to lawn, paved patio area, outside tap, exterior lighting, door to garage.

Garage

17' x 9' 3" (5.18m x 2.82m)
Pitched roof, up and over door to front, power and lighting.

Driveway

Providing off road parking for several vehicles leading to the 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		
(69-80)	C		
(55-68)	D	79	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	