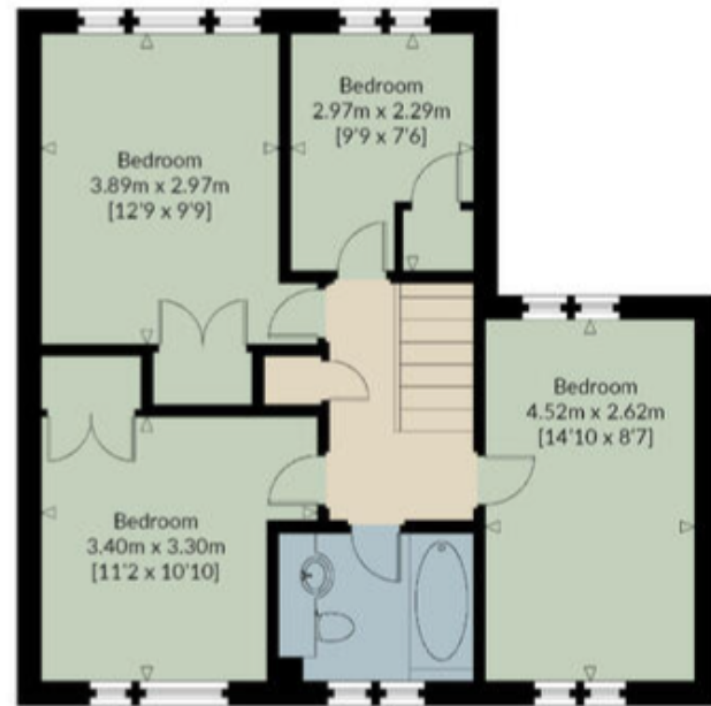




KE



**Ground Floor**

**First Floor**

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

7 HELDING CLOSE, HERNE BAY, KENT. CT6  
7EF

**£450,000**  
**Freehold**



## ABOUT THE PROPERTY

Tucked away in a quiet cul-de-sac is this spacious four bedroom detached family home with a good size sunny garden. With generous ground floor living space with rooms of elegant proportions, some of the really appealing features include the kitchen diner complete with appliances, a light and airy lounge with adjacent dining room. There is also a utility room, downstairs cloakroom and a spacious playroom and an office. Upstairs, there is a lovely master bedroom plus further three bedrooms and a family bathroom. Outside the property has a good size rear garden plus large driveway with space for several vehicles. In a highly desirable area being set in a semi rural village location and boasts various shops, schools, pubs and other amenities close by. The house has excellent road and bus links into coastal Herne Bay town and is within walking distance of the very popular local school. An internal viewing comes highly recommended to appreciate the size and perfect location this property is in.

## FEATURES

- Extended Detached Four Bedroom House
- Spacious Living Accommodation
- Plenty of off Street Parking
- Secluded and Sunny Rear Garden
- Quiet Cul De Sac Location in a Desirable Area
- Village Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Ground Floor

### Entrance Porch

Double glazed front entrance door, window to side, further door to:

### Entrance Hall

Staircase to first floor, cupboard under stairs, radiator.

### Cloakroom

Low level WC, pedestal wash hand basin.

### Lounge

16' 4" x 11' 4" (4.98m x 3.45m) Double glazed window to front, feature fireplace.

### Dining Room

17' 6" x 9' 9" (5.33m x 2.97m) Two double glazed windows to rear, two radiators.

### Kitchen

15' 2" x 7' 11" (4.62m x 2.41m) Matching wall and base units, tiled splash backs, one and a half bowl sink and drainer unit, space for cooker, space for under unit fridge, boiler, tiled flooring, double glazed window to rear leading to the garden.

### Family Room

13' 9" x 13' 4" (4.19m x 4.06m) Double glazed window to front, radiator.

### Utility Area

Matching wall and base units, space for washing machine and tumble dryer.

### Study

10' 9" x 4' 11" (3.28m x 1.50m)

## First Floor

### Landing

Airing cupboard.

### Bedroom One

14' 10" x 8' 7" (4.52m x 2.62m) Double glazed windows to front and rear, radiator.

### Bedroom Two

12' 9" x 9' 9" (3.89m x 2.97m) Double glazed window to rear, radiator, built in wardrobe.

### Bedroom Three

11' 2" x 10' 10" (3.40m x 3.30m) Double glazed window to front, radiator, built in wardrobe.

### Bedroom Four

9' 9" x 7' 6" (2.97m x 2.29m) Double glazed window to rear.

### Bathroom

Panelled bath with shower over, low level WC and wash hand basin set in vanity unit, heated towel rail, partially tiled walls, double glazed frosted window to front.

## Outside

### Rear Garden

Mainly laid to lawn, patio area, mature trees and shrubs.

### Front Garden

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

## Council Tax Band E

### NB

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

