



# Kimber Estates



Total Area: 132.8 m<sup>2</sup> ... 1429 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



7 Ambrose Avenue, Herne Bay, Kent, CT6 5SP

£520,000 Freehold

Built by Redrow Homes on a prestigious development, this executive residence is the style of 'The Oxford' and is in immaculate condition and has tasteful decor throughout. The property is positioned on a nice road with easy access to all the estate has to offer with a new supermarket, play parks, sports centre including Herne Bay Tennis and Hockey Club. The Oxford's design captures the essence of traditional house building with modern features including a wonderful open plan arrangement with a fully fitted kitchen-diner alongside a separate lounge to the front plus a utility room and cloakroom. All the bedrooms upstairs are doubles, the primary bedroom having a lovely en-suite shower room alongside a modern family bathroom. This property was built on a good plot and has a great size rear garden plus ample parking with a large driveway and garage. This is an excellent home of quality and character, built with pride to offer a solid foundation for family life.



**GROUND FLOOR**

**Entrance Hallway**

Double glazed door to front, radiator, staircase to first floor, under stair storage cupboard.

**Lounge**

16' 0" x 10' 10" (4.88m x 3.30m) Double glazed bay window to front, radiator, television point.

**Kitchen-Diner**

21' 8" x 12' 9" (6.60m x 3.89m) Modern fitted kitchen comprising of matching wall and base units with complementary work surfaces over, stainless steel sink and drainer unit, electric double oven and grill, four burner induction hob with extractor hood over, integrated fridge freezer and dishwasher, vertical radiator, large storage cupboard, double glazed doors to rear leading to the garden, door to:

**Utility Room**

Work surface with stainless steel sink and drainer unit, extra wall units, space and plumbing for washing machine and tumble dryer, double glazed frosted door to rear, extractor fan, door to:

**Cloakroom**

Double glazed frosted window to side, radiator, low level WC, wash hand basin.

**FIRST FLOOR**

**Landing**

Loft hatch, storage cupboard, cupboard housing water tank.

**Bedroom One**

16' 8" x 10' 10" (5.08m x 3.30m) Double glazed bay window to front, radiator, television, built in wardrobes.

**En Suite**

Double glazed frosted window to front, low level WC, wash hand basin, shower stall, extractor fan.

**Bedroom Two**

14' 2" x 10' 0" (4.32m x 3.05m) Double glazed window to front, radiator, built in wardrobes.

**Bedroom Three**

12' 0" x 10' 10" (3.66m x 3.30m)  
Double glazed window to rear, radiator, built in wardrobes.

**Bedroom Four**

9' 11" x 9' 9" (3.02m x 2.97m) Double glazed window to rear, radiator.

**Bathroom**

Modern fitted bathroom suite with double glazed frosted window to rear, low level WC, wash hand basin, paneled bath unit, extractor fan.

**OUTSIDE**

**Rear Garden**

Mainly laid to lawn with paved patio area, fenced surround and access to front.

**Driveway & Front Garden**

Partly laid to lawn, driveway with space for two vehicles.

**Garage**

Up and over door to front, power and lighting.

**Council Tax Band E**

**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		93
(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	