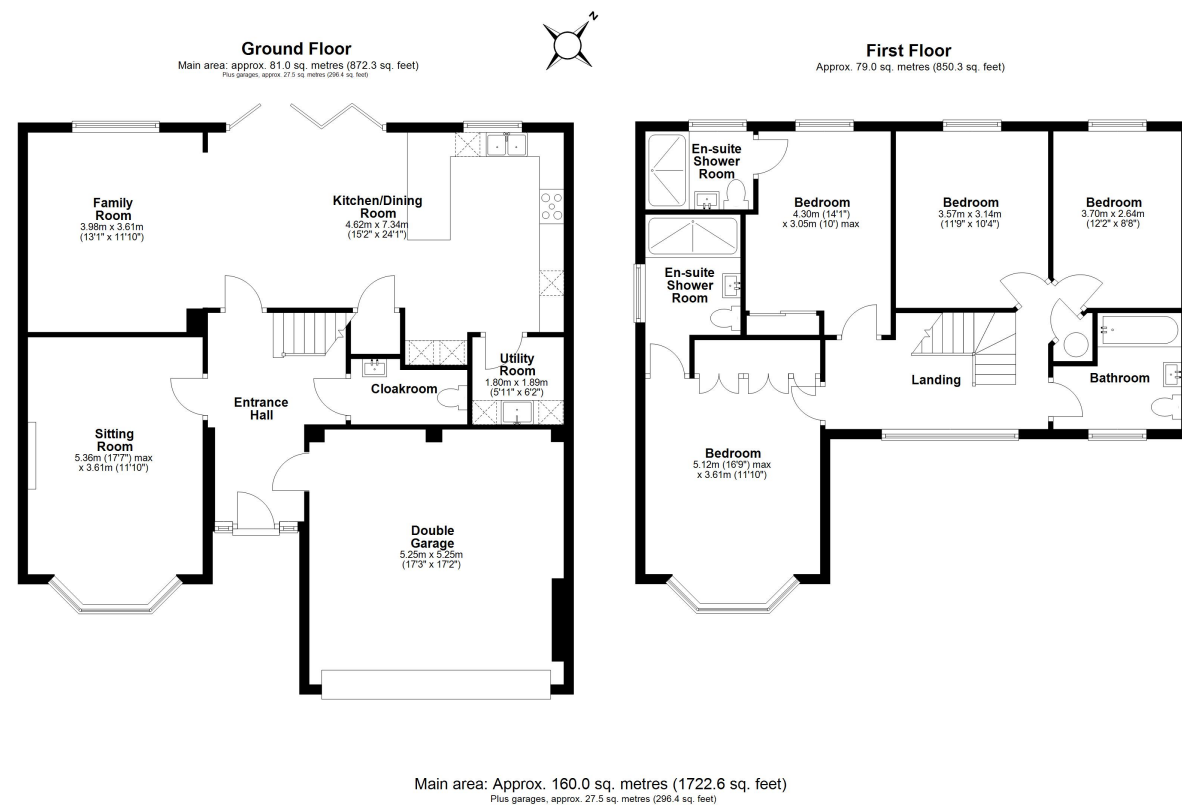




KE



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

3 RANDALL WAY, HERNE BAY, KENT. CT6 5FS

Offers in Excess of
£725,000
Freehold

ABOUT THE PROPERTY

Kimber Estates are delighted to introduce this exceptional and luxurious four bedroom detached home. Designed in the highly desirable Heritage Collection style called 'The Henley', this property boasts generous open plan ground-floor living space. Upon entering, you are greeted by a bright and spacious reception hall, a convenient downstairs cloakroom, and a welcoming front lounge. At the rear, a large stunning kitchen-diner and family room spans the full width of the house, complete with built-in appliances and a separate utility room. The first floor features four generously sized double bedrooms, including a master suite with an en-suite shower room and a second bedroom also with en-suite. The family bathroom serves the other rooms. Outside, a sunny rear garden, double garage and off-road parking add to the appeal, making this home ideal for family living. Located in the picturesque seaside town of Herne Bay on Kent's north coast, the property is just a short stroll from the town's beautiful pebble beaches and vibrant beach huts, offering a relaxed coastal lifestyle. Moreover, Herne Bay is only a short drive from the historic city of Canterbury, providing the perfect blend of seaside and city living.

- FEATURES

Rarely Available "The Henley"

Four Bedroom Detached Family Home

Two En-Suite's & One Family Bathroom

Walking Distance To Local Secondary School

Open Plan Living

Built-in Security Alarm System (Visonic Alarm and Yale CCTV)

Built-in Ultrafast Broadband Capability
- | Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 93 |
| (81-91) B | 85 | |
| (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 | |
- GROUND FLOOR
- Entrance Hallway**
Entrance door to the front with two double glazed windows, radiator and upstairs storage, staircase leading to the first floor, side door with access to Garage.
- Lounge**
17' 7" x 11' 10" (5.36m x 3.61m)
Double glazed bay window to the front with wooden shutters and curtains, radiator, electric feature fireplace.
- Kitchen/Diner & Family Room**
15' 2" x 24' 1" (4.62m x 7.34m) A stunning room enjoying an open plan arrangement. There is a lot of natural light flooding through this room with the bi-folding doors to the rear leading to the garden. All household & kitchen appliances are Siemens brand.
- There is a beautiful fitted kitchen comprising of matching wall and base units with complementary work surfaces and upstands including breakfast bar. Two integral ovens, Induction hob with Range hood, double fridge/freezer, integral dishwasher, washing machine, tumble dryer and an undermount double sink with the Harvey Water softener and the water filters. Double glazed window to rear with wood venetian blinds and roman blinds, double glazed bi-fold doors to rear leading to the garden.
- The family area measures 13' 1" x 11' 9" (3.99m x 3.58m)
Double glazed window to rear with wood venetian blinds, roman blinds, radiator.
- Utility Room**
5' 11" x 6' 2" (1.80m x 1.88m) Matching base and wall unit, boiler cupboard, undermount single sink, space for washing machine and tumble dryer.
- Cloakroom**
7' 6" x 4' 7" (2.29m x 1.40m)
Low level WC, wash hand basin in a floating shelf unit.
- FIRST FLOOR
- Landing**
Double glazed window to front.
- Bedroom One**
16' 9" x 11' 10" (5.11m x 3.61m)
Double glazed window to front with wooden shutters and curtains, built in wardrobes, radiator.
- En-Suite One**
8' 8" x 6' 6" (2.64m x 1.98m)
Double glazed frosted window to side with fauxwood venetian blinds, low level WC, hand wash basin set in floating unit, walk in shower with rain head feature, heated towel rail, shaver point.
- Bedroom Two**
14' 1" x 10' 0" (4.29m x 3.05m)
Double glazed window to rear with wood venetian blinds and curtains, radiator.
- En-Suite Two**
7' 6" x 5' 1" (2.29m x 1.55m)
Double glazed frosted window to rear with fauxwood venetian blinds, low level WC, hand wash basin set in floating unit, shower stall, shaver point.
- Bedroom Three**
11' 9" x 10' 4" (3.58m x 3.15m) Double glazed window to rear with roman blinds, radiator.
- Bedroom Four**
12' 2" x 8' 8" (3.71m x 2.64m) Double glazed window to rear with roman blinds, radiator.
- Bathroom**
8' 5" x 7' 11" (2.57m x 2.41m)
Double glazed frosted window to front with fauxwood venetian blinds, low level WC, hand wash basin set in floating unit, bath with shower attachment over, shaver point, heated towel rail.
- OUTSIDE
- Rear Garden**
Mainly laid to lawn with patio seating area, access to front via side gate, fence surround.
- Driveway**
Blocked paved for ample parking
- Double Garage**
17' 3" x 17' 2" (5.26m x 5.23m) Power supply and lighting, "Hormann" electrical up-and-over garage door with remote control (upgraded version).
- COUNCIL TAX BAND F**
NB At the time of advertising these are draft particulars awaiting approval of our sellers.
-
-