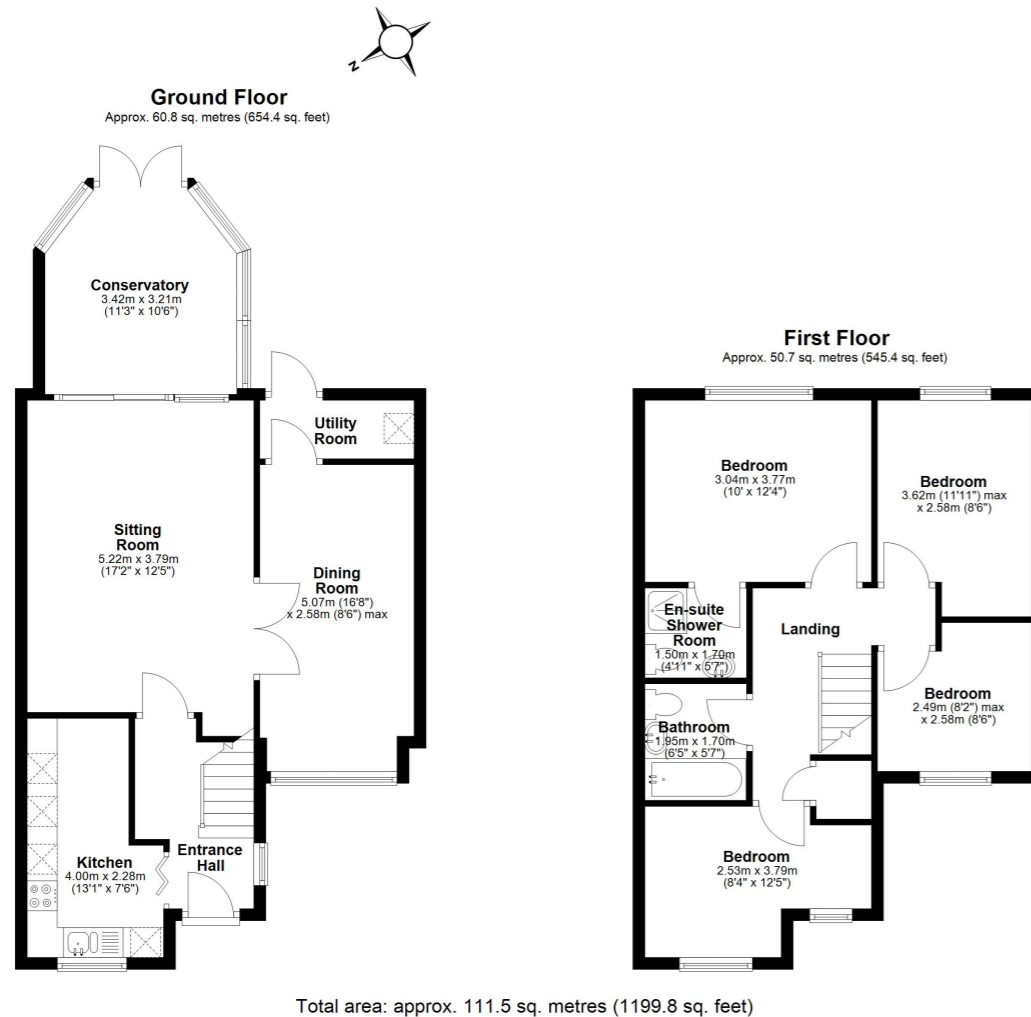




Kimber Estates



6 Royal Native Way, WHITSTABLE, Kent, CT5 4UE

£425,000 Freehold

Nestled in the fashionable coastal town of Whitstable, this semi-detached home is part of the highly desirable Mariners View development. Designed to meet the demands of modern living, this property has been thoughtfully extended and offers a harmonious blend of style and functionality. Upon entering, you'll be greeted by a welcoming entrance hall leading to a modern fitted kitchen. The spacious lounge, featuring French doors to the double glazed conservatory, perfect for enjoying the serene rear garden. Additionally, the ground floor boasts a versatile separate dining room, which can also serve as a home office, and practical store room. Upstairs, the property offers four generously sized bedrooms, ensuring ample space for family and guests. The primary bedroom includes an en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms. Externally, the house benefits from off-street parking at the front, and a garden laid to lawn at the rear, complete with convenient side access. This delightful home in Mariners View is an excellent opportunity to experience the best of coastal living in Whitstable.



Ground Floor

Entrance Hall

Front entrance door, double glazed window to side, stair case to first floor, radiator.

Kitchen

13' 1" x 7' 6" (3.99m x 2.29m) Matching wall and base units with work surfaces over and tiled splash backs, one and a half bowl sink and drainer unit, four gas burner hob, electric oven, space for washing machine, space for tumble dryer, space for dishwasher, space for under unit fridge, double glazed window to front.

Sitting Room

17' 2" x 12' 5" (5.23m x 3.78m) Double glazed window to rear, sliding doors to rear leading to conservatory and doors to side leading to the dining room, two radiators.

Dining Room

16' 8" x 8' 6" (5.08m x 2.59m) Double glazed window to front, radiator, door to rear leading to:

Utility Room

Door to rear leading to the garden.

Conservatory

11' 3" x 10' 6" (3.43m x 3.20m) Double glazed surround, double doors to rear leading to the garden.

First Floor

Landing

Storage cupboard, radiator, loft access.

Bedroom One

10' 0" x 12' 4" (3.05m x 3.76m) Double glazed window to rear, radiator, door to:

En-Suite Shower Room

4' 11" x 5' 7" (1.50m x 1.70m) Shower, low level WC, pedestal wash hand basin, partially tiled walls.

Bedroom Two

8' 4" x 12' 5" (2.54m x 3.78m) Two double glazed windows to front, radiator.

Bedroom Three

11' 11" x 8' 6" (3.63m x 2.59m) Double glazed window to rear, radiator.

Bedroom Four

8' 2" x 8' 6" (2.49m x 2.59m) Double glazed window to front.

Bathroom

6' 5" x 5' 7" (1.96m x 1.70m) Panelled bath with handheld shower attachment, pedestal wash hand basin, low level WC, partially tiled walls.

Outside

Rear Garden

Mainly laid to lawn, paved patio area, side access, mature shrubs.

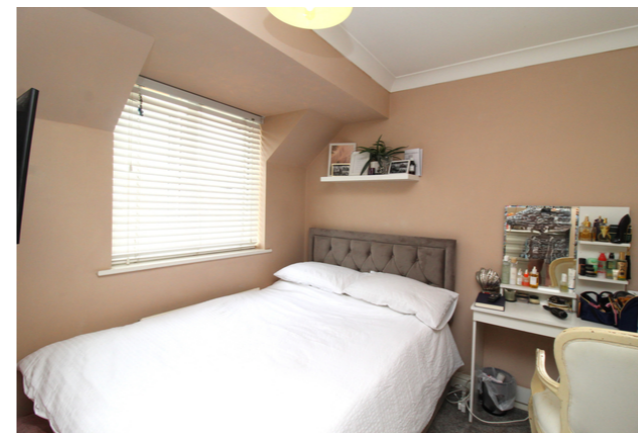
Front Garden

Open plan frontage, driveway providing off road parking.

Council Tax Band C

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		86
(81-91)	B		
(69-80)	C		
(55-68)	D	76	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	