

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

Offers in Excess of  
£750,000  
Freehold

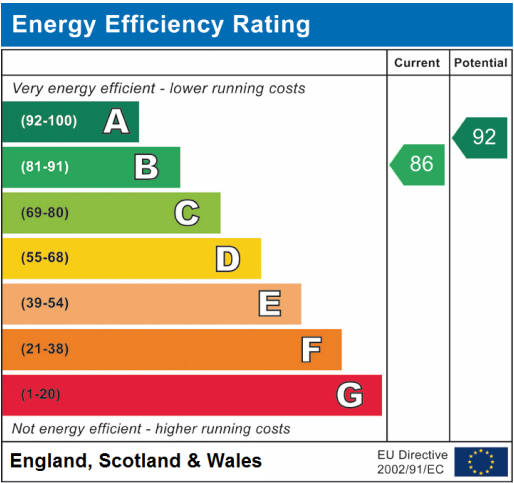


## ABOUT THE PROPERTY

This stunning five-bedroom detached residence presents a rare and exciting chance to acquire a modern, spacious home in the highly sought-after village of Beltinge. Situated on a desirable road just a short stroll from charming local shops, scenic cliff top walks with sweeping ocean views, and a top-rated primary school, this property offers an unbeatable location that combines tranquil village life with easy access to amenities. Inside, you'll discover an interior that has been impeccably designed to provide versatile living spaces of truly impressive scale. From the welcoming entrance hall, flow into an expansive open-concept family room that forms the vibrant heart of the home. Here, a breathtaking kitchen awaits, complete with sleek integral appliances and ample space for cooking and entertaining. A separate utility room provides added convenience, while the well-proportioned lounge invites relaxation and family gatherings. Ascend the stairs to discover five generously sized bedrooms spread across two floors, each one filled with natural light. Three of the bedrooms boast the luxury of en-suite bathrooms or wet rooms, while a pristine family bathroom serves the remaining bedrooms. Step outside and be enchanted by the exquisitely landscaped gardens - a true oasis designed for outdoor living at its finest. Two outbuildings offer fantastic spaces for al fresco dining and lounging, while the dazzling Swim Spa adds a touch of resort-style indulgence. To the front, a detached garage and ample off-street parking ensure convenience for multiple vehicles. With its winning combination of space, style, luxury features and an unrivalled location, this exceptional home demands an in-person viewing to fully appreciate the impeccable quality and sheer liveability on offer.

## FEATURES

- **Stunning Kitchen/Family Room with Bi-Fold Doors to Rear Garden**
  - **Set On Outskirts of Beltinge With Cliff Top Walks Close By**
  - **Five Bedrooms Spaced Over First and Second Floor**
- **En-Suite to Primary, Second and Third Bedroom**
  - **Landscaped rear garden with out buildings**



### Ground Floor

#### Entrance Hall

Front entrance door, stair case to first floor, under stair cupboard.

#### Cloakroom

Low level WC, wash hand basin.

#### Lounge

17' 4" x 15' 5" (5.28m x 4.70m) Double glazed window to front, radiator.

#### Kitchen/Family Room

24' 5" x 21' 8" (7.44m x 6.60m) A stunning room enjoying an open plan arrangement. There is a lot of natural light flooding through this room with the lounge area having double glazed bi-folding doors to the rear leading to the garden.

There is a beautiful fitted kitchen comprising of matching wall and base units with complementary work surfaces and splash backs. Central island with electric hob and extractor canopy over. Two integral ovens and integral microwave. Sink and drainer unit. Integral fridge freezer. Radiator. Double glazed window to side and double glazed doors to rear leading to the garden.

#### Utility Room

16' 4" x 5' 4" (4.98m x 1.63m) Matching wall and base units with work surfaces over, tiled splash backs, sink, space for washing machine and tumble dryer, double glazed door to side, radiator.

### First Floor

#### Landing

Stair case to second floor.

#### Bedroom Two

17' 11" x 14' 6" (5.46m x 4.42m) Double glazed window to front, fitted wardrobes, radiator, door to:

#### En-Suite

Double glazed frosted window to front, double shower, wash hand basin set in vanity unit, low level WC, heated towel rail, fully tiled walls.

#### Bedroom Three

16' 4" x 15' 1" (4.98m x 4.60m) Double glazed window to rear, radiator, door to:



### Wet Room

Double glazed window to side, pedestal wash hand basin, low level WC, partially tiled walls.

### Bedroom Four

14' 3" x 11' 4" (4.34m x 3.45m) Double glazed window to side, Velux window, radiator, cupboard.

### Bedroom Five

9' 7" x 8' 9" (2.92m x 2.67m) Double glazed window to rear, radiator.

### Bathroom

Panelled bath, wash hand basin and low level WC set in vanity unit, partially tiled walls, double glazed frosted window to side.

### Second Floor

#### Bedroom One

19' 3" x 14' 4" (5.87m x 4.37m) Two Velux windows, storage into eaves, radiator, fitted wardrobes.

#### En-Suite Shower Room

Velux window to front, double shower, wash hand basin set in vanity unit, low level WC, heated towel rail, partially tiled walls.

### Outside

#### Rear Garden

Enclosed rear garden, AstroTurf, tiled patio area, summerhouse, cabin/gym, alfresco covered seating area, raised swimming pool/spa, side access.

#### Front Garden

Open plan frontage, driveway providing off road parking for several vehicles.

#### Detached Garage

Up and over door to front, door to side.

### Council Tax Band F

#### NB

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

