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2 FAIRFAX DRIVE, HERNE BAY, KENT. CT6 6QZ

**£450,000**  
**Freehold**

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

## ABOUT THE PROPERTY

A fine family residence with rooms of elegant proportions that sits in a quiet idyllic spot, literally a couple of minutes stroll and you will find some of Herne Bays finest cliff top sea views and stunning coastal walks. Also within walking distance you will find a selection of village shops, a sought-after primary school, the doctors surgery and bus links into Herne Bay town, Whitstable and the Canterbury City Centre. The property is presented in immaculate order and is decorated tastefully throughout. Once inside, the spacious entrance hall accesses two reception rooms, cloakroom, modern fitted kitchen leading to the dining room, utility room plus a conservatory providing further living space. Upstairs there are four double bedrooms and an impressive family bathroom. Externally, there is a beautiful and sunny rear garden plus ample parking via an extensive driveway with large garage beyond. Our current owners are begrudgingly selling their beloved home due to a change of personal circumstances so hope any serious buyers will appreciate all there is to offer.

Please call Kimber Estates for an internal visit now

## FEATURES

- Four Bed Detached Family Home
- Beautiful Coastline Walks from Your Doorstep
- Cloakroom and Utility Room
- Modern and Immaculate Throughout
- Located in a Quiet Location in Beltinge Village
- Plenty Of Off Road Parking
- CCTV At The Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	67	
(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

### Porch

Entrance door to front, further door leading to:

### Entrance Hall

Deep set under stairs storage cupboard, radiator, stair case to first floor.

### Cloakroom

Low level WC, suspended wash hand basin, heated towel rail.

### Family Room

The garage has been altered to create a room which is currently being used as storage by the current owner, double glazed door to side, Worcester combination gas boiler, heated towel rail.

### Reception Room

3.45m x 6.45m (11' 4" x 21' 2"). Double glazed window to front, television point, wood burner, solid oak flooring, radiator, opening to Kitchen/Diner.

### Kitchen/Dining Room

3.28m x 8.03m (10' 9" x 26' 4") An impressive room ideal for family living fitted with a range of comprehensive range of solid wood fronted cupboards, marble worktops and upturns, integral oven and grill. American fridge/freezer, five burner gas hob with extractor over, butler sink with mixer taps, integral dishwasher, breakfast bar divide, television point, double glazed sliding doors leading to the conservatory, radiator. Fitted water softner

### Utility Room

Double glazed all round, plumbing for washing machine, double glazed doors to front and rear.

### Garden Room

Brick based, double glazed all round, access to garden.

## First Floor

### Landing

Loft with hatch. Leading to

### Bedroom One

3.66m x 3.66m (12' 0" x 12' 0"). Double glazed window to rear, radiator, range of fitted wardrobes.

### Bedroom Two

3.63m x 3.66m (11' 11" x 12' 0"). Double glazed window to front and side, radiator.

### Bedroom Three

2.62m x 4.29m (8' 7" x 14' 1"). Two double glazed windows to front, radiator.

### Bedroom Four

2.34m x 3.68m (7' 8" x 12' 1"). Double glazed window to rear, radiator.

### Bathroom

Beautifully fitted new suite comprising of wash hand basin set in vanity cupboard, low level WC, paneled bath, walk in shower stool mains fed fitted shower, part tiled walls, two double glazed fitted windows to side, built in airing cupboard with radiator.

## Outside

### Rear Garden

Fully paved, timber garden shed, access to front, outside lighting, outside tap.

### Parking - Driveway

### Council Tax Band E

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

