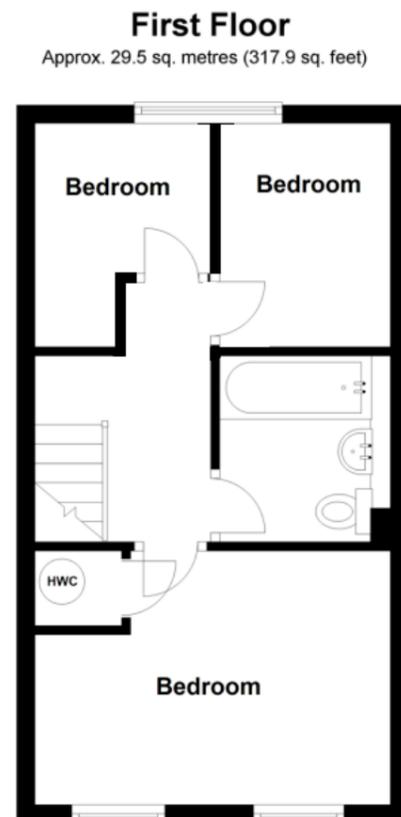
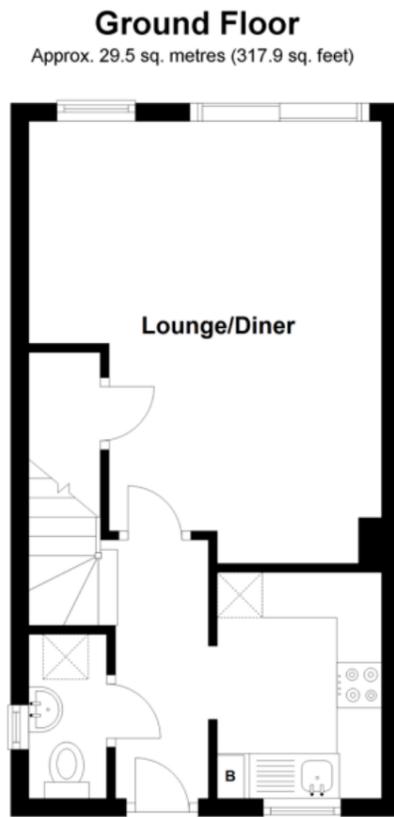




# Kimber Estates



36 Willow Farm Way, HERNE BAY, Kent, CT6 7QH

£295,000 Freehold

Overlooking the green, this modern family home sits on the Willow Farm development on the outskirts of coastal Herne Bay with excellent nearby highly regarded nursery and primary schools with the benefit of access to the Thanet Way as well as Whitstable and Canterbury. Beautifully presented throughout, the property boasts an entrance lobby, lounge with patio doors to rear garden and modern kitchen to ground floor. To the first floor are three bedrooms and a modern family bathroom. There is a south facing enclosed rear garden which has been landscaped by present owners. Worth a mention is the newly installed driveway to the front and further allocated parking spaces nearby providing plenty of off road parking. Viewing is highly recommended to avoid disappointment.



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## GROUND FLOOR

### Entrance Hall

Front entrance door, radiator.

### Built in Cupboard

Double glazed frosted window to side, plumbing for washing machine, gas combination boiler (can be converted to a cloakroom).

### Kitchen

8' 2" x 6' (2.49m x 1.83m) Modern fitted kitchen comprising of white gloss wall and base units with complementary compressed laminate worktops over, one and a half bowl sink unit, gas hob with extractor fan over, electric oven, space for fridge freezer, space for dishwasher. Lighting under base units which can be voiced activated by Alexa. Double glazed window to front.

### Lounge/Diner

16' 8" x 12' 10" (5.08m x 3.91m) Double glazed window to rear, patio doors to rear leading to rear garden, two radiators.

## FIRST FLOOR

### First Floor Landing

Access via ladder to partially boarded loft with light.

### Bedroom One

12' 11" x 8' 2" (3.94m x 2.49m) Two double glazed windows to front, radiator.

### Bedroom Two

6' 5" x 9' 2" (1.96m x 2.79m) Double glazed window to rear, radiator.

### Bedroom Three

5' 9" x 9' 2" (1.75m x 2.79m) Double glazed window to rear, radiator.

## Bathroom

Panelled bath with mixer tap and shower over, low level WC, wash hand basin set in vanity unit, heated towel rail, mirrored wall feature.

## OUTSIDE

### Rear Garden

Pretty enclosed rear garden, laid to lawn, resin patio, gate providing side access to front with covered area above.

### Front Garden

Open plan frontage, stone feature driveway providing off road parking for three vehicles.

### Allocated Parking

Two allocated parking spaces accessed further along the road.

## 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		
(81-91)	B		85
(69-80)	C		
(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	