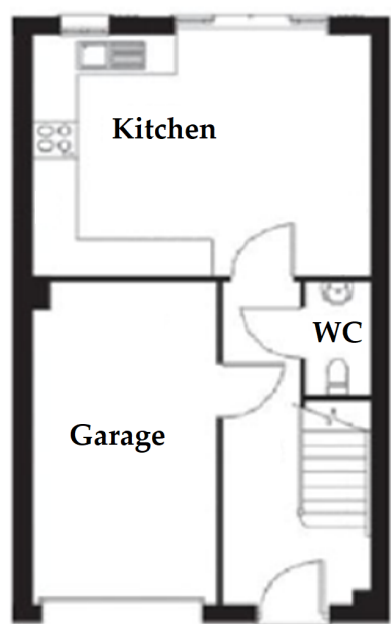


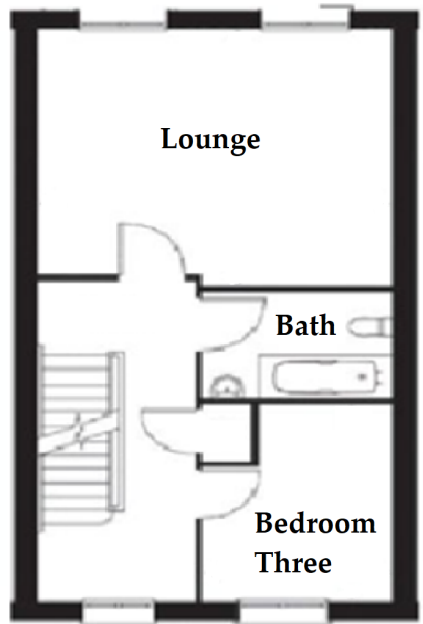


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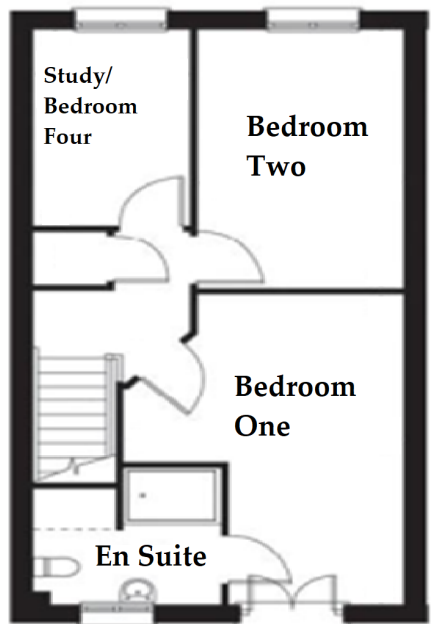
Ground Floor



First Floor



Second Floor



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

22 PLAXTON WAY, HERNE BAY, KENT. CT6 6FN

£299,950  
Freehold

## ABOUT THE PROPERTY

Situated on the ever so popular Meadow View Development is this attractive four bedroom home which is presented in immaculate order throughout! Arranged over three floors with spacious landings and stairwells, this family home boasts rooms of generous proportions. The accommodation includes, to the top floor a master bedroom with en-suite and Juliet balcony plus a further two bedrooms. On the first floor there is a bedroom, lounge and family bathroom, whilst on the ground floor there's a good sized kitchen/diner and a cloakroom with access to the integral garage. Outside there is a low maintenance rear garden plus a driveway providing off street parking. Built by Taylor Wimpy in the style of 'The Clover', this property is an ideal family home.

## FEATURES

- Four Bedrooms
- Family Home, Two Bathrooms
- Pretty Rear Garden, Downstairs Cloakroom
- Meadow View, Talmead Development
- Integral Garage and Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	82	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Ground Floor

### Reception Hall

Double glazed front entrance door, radiator, stair case to first floor, door to garage.

### Cloakroom

Pedestal wash hand basin, low level WC, radiator.

### Kitchen/Diner

15' 3" x 12' 7" (4.65m x 3.84m) Fitted kitchen comprising of a range of matching wall and base units with complementary work surfaces over, four gas burner hob with oven below, space for washing machine, space for dishwasher, stainless steel sink and drainer with mixer tap, space for fridge freezer, double glazed window to rear, double glazed doors to rear leading to the garden.

## First Floor

### Landing

Radiator, airing cupboard, stair case to second floor, double glazed window to front.

### Lounge

15' 0" x 13' 6" (4.57m x 4.11m) Two double glazed windows to rear, radiator.

### Bathroom

Pedestal wash hand basin, panelled bath, low level WC, partially tiled walls.

### Bedroom Three

8' 0" x 10' 5" (2.44m x 3.17m) Double glazed window to front, radiator.

## Second Floor

### Second Floor Landing

Radiator, cupboard, loft hatch.

### Bedroom Four/Study

10' 0" x 6' 4" (3.05m x 1.93m) Double glazed window to front, radiator.

## Bedroom Two

14' 0" x 13' 4" (4.27m x 4.06m) Double glazed window to rear, radiator.

## Bedroom One

8' 2" x 16' 2" (2.49m x 4.93m) Double glazed Juliette balcony to front, radiator, door leading to:

## En Suite Shower Room

Pedestal wash hand basin, low level WC, double shower, radiator, double glazed frosted window to front.

## Outside

### Rear Garden

Enclosed rear garden, patio area, decking area, AstroTurf.

### Front Garden

Paved driveway to front providing off road parking.

### Garage

Integral garage, up and over door to front.

### Council Tax Band D

### NB

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

