



Total area: approx. 141.0 sq. metres (1517.7 sq. feet)
28 Kittiwake Close, Herne Bay



28 Kittiwake Close, Herne Bay, Kent, CT6 6JS

£465,000 Freehold

A great opportunity to purchase this wonderful family home situated in the desirable village of Beltinge, on the popular Castle Chase Development close to local shops, cliff top walks and a primary school. The property benefits from a large lounge/diner, conservatory, kitchen, utility room, and a downstairs cloakroom. To the first floor, there is the family bathroom and four good sized bedrooms with the primary benefiting from an en-suite shower room. Outside there are gardens to the rear and front and a driveway leading to a garage. This lovely home would be ideal for a growing family. An early viewing is advised to appreciate the size and layout and being offered with no onward chain this property cannot be missed.

Ground Floor

Entrance Hall

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

Lounge

24' 7" x 11' 2" (7.49m x 3.40m) Double glazed window to front, feature fireplace, radiator, doors to rear leading to:

Conservatory

10' 2" x 14' 9" (3.10m x 4.50m) Double glazed windows to side and rear, doors to side leading to garden, radiator.

Cloakroom

Low level WC, wash hand basin, radiator, cupboard under stairs.

Kitchen/Diner

9' 6" x 15' 6" (2.90m x 4.72m) Matching wall and base units, ceramic sink and drainer unit, electric hob with extractor canopy over, double oven, space for dishwasher, double glazed window to rear, radiator.

Utility Room

Matching wall and base units, stainless steel sink and drainer unit, space for washing machine and tumble dryer, combination boiler, double glazed window to side.

First Floor

Landing

Airing cupboard, loft access.

Bedroom One

12' 11" x 10' 11" (3.94m x 3.33m) Double glazed window to front, fitted wardrobe, radiator, door to:

En Suite Shower Room

Double glazed frosted window to front, pedestal wash hand basin, low level WC, shower cubicle, radiator.

Bedroom Two

13' 10" x 8' 6" (4.22m x 2.59m) Double glazed window to front, fitted wardrobe, radiator.

Bedroom Three

9' 6" x 10' 11" (2.90m x 3.33m) Double glazed window to rear, radiator.

Bedroom Four

8' 6" x 8' 4" (2.59m x 2.54m) Double glazed window to rear, radiator.

Bathroom

6' 3" x 6' 7" (1.91m x 2.01m) Panelled bath, low level WC, partially tiled walls, double glazed frosted window to rear.

Outside

Rear Garden

Enclosed rear garden, shingled area, patio area, side access, summerhouse.

Workshop 19' 4" x 9' 4"

Front Garden

Open plan frontage, mainly laid to lawn, driveway providing off road parking.

Garage

16' 5" x 8' 6" (5.00m x 2.59m) Up and over door to front, door to side.

Council Tax Band E

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	82
England, Scotland & Wales		EU Directive 2002/91/EC	