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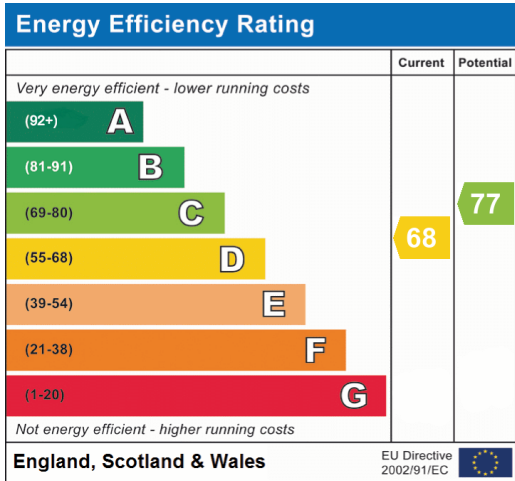
57 WILLOW FARM WAY, BROOMFIELD,
HERNE BAY, KENT. CT6 7PF

£525,000
Freehold

ABOUT THE PROPERTY

This substantial appointed five-bedroom detached house, built by Abbey Homes, offers an exceptional amount of space, well-proportioned rooms, and a versatile layout perfect for modern family living. Located in the highly sought-after area of Broomfield, this home has been well maintained and thoughtfully designed to provide comfort and style. The ground floor greets you with a welcoming entrance hall, a cloakroom, a study, ideal for a home office or quiet retreat. The expansive kitchen/breakfast room features a comprehensive range of units, offering ample storage and workspace, making it perfect for both casual family meals and entertaining. Adjacent to the kitchen is a spacious living room with double glazed doors that flood the room with natural light, plus a separate dining room, used as beauty room by the current owners ideal for people working from home. Upstairs, the first floor features five generously sized bedrooms, including two en-suite shower rooms to the two larger bedrooms. A family bathroom completes the upper level. Externally, the property benefits from a large driveway providing parking for several cars, which leads to the integral double garage providing secure parking and additional storage space. The property is set in a quiet, residential area with local schools, parks, and shops within easy reach, and excellent transport links for commuting.

- FEATURES**
- Five Good Size Bedrooms With Two En-Suites
 - Detached Double Garage with Plenty of Parking
 - Broomfield Location
 - Good Size Kitchen/Diner
 - Large Family Home Set in Quiet Cul De Sac Location



GROUND FLOOR

Entrance Hallway
Double glazed entrance door to front, double glazed window, radiator, staircase to first floor, under stair storage cupboard.

Cloakroom
Double glazed frosted window to front, wash hand basin, low level WC, radiator.

Study
10'5 x 8'8 (3.18m x 2.64m)
Double glazed window to front, radiator, television point.

Dining Room
15'8 x 11'2 (4.78m x 3.41m)
Double glazed window to front, radiator.

Lounge
18'1 x 14'2 (5.52m x 4.32m)
Double glazed sliding doors to rear leading to rear garden, double glazed window to rear, two radiators, fireplace, television point.

Kitchen-Diner
(L-shaped) 16'5 x 15'9 (5.01m x 4.80m) plus 7'2 x 5'6 (2.19m x 1.68m)
Modern kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled splashbacks above, four burner gas burner with extractor fan over and oven/grill below, space and plumbing for dishwasher, stainless steel sink and drainer unit, space for fridge/freezer, cupboard housing gas combination boiler, two radiators, double glazed sliding doors leading to rear garden, double glazed window to rear, door to:

Utility Room
Range of matching wall and base units with complementary work surfaces over and tiled splashbacks, stainless steel sink and drainer unit, space and plumbing for washing machine, radiator, door to side.

FIRST FLOOR

Landing
Radiator, loft hatch, airing cupboard.



Bedroom One
13'6 x 11'8 (4.12m x 3.56m)
Double glazed window to rear, radiator, built in wardrobes with mirrored doors.

En Suite
Modern suite comprising shower stall, 'His' and 'Hers' wash hand basins with cupboards below, low level WC, heated towel rail.

Bedroom Two
13'8 x 11'4 (4.17m x 3.46m)
Double glazed window to front, radiator.

En Suite
Shower stall, wash hand basin, low level WC, radiator.

Bedroom Three
12'1 x 11'8 (3.69m x 3.56m)
Double glazed window to rear, radiator.

Bedroom Four
12'0 x 11'4 (3.66m x 3.46m)
Double glazed window to front, radiator.

Bedroom Five
9'5 x 8'8 (2.87m x 2.64m)
Double glazed window to front, radiator.

Bathroom
Double glazed frosted window to rear, panelled bath unit with shower over, wash hand basin, low level WC.

OUTSIDE

Rear Garden
Mainly laid to lawn with mature shrubs and flowering borders, paved patio areas, established bushes and trees, access to front, fenced surround.

Front Garden / Driveway
Partly laid to lawn with flowering borders, paved patio areas, driveway with space for several vehicles.

Double Garage
Two up and over doors to front, power and lighting.

COUNCIL TAX BAND F
NB At the time of advertising these are draft particulars awaiting approval of our sellers.

