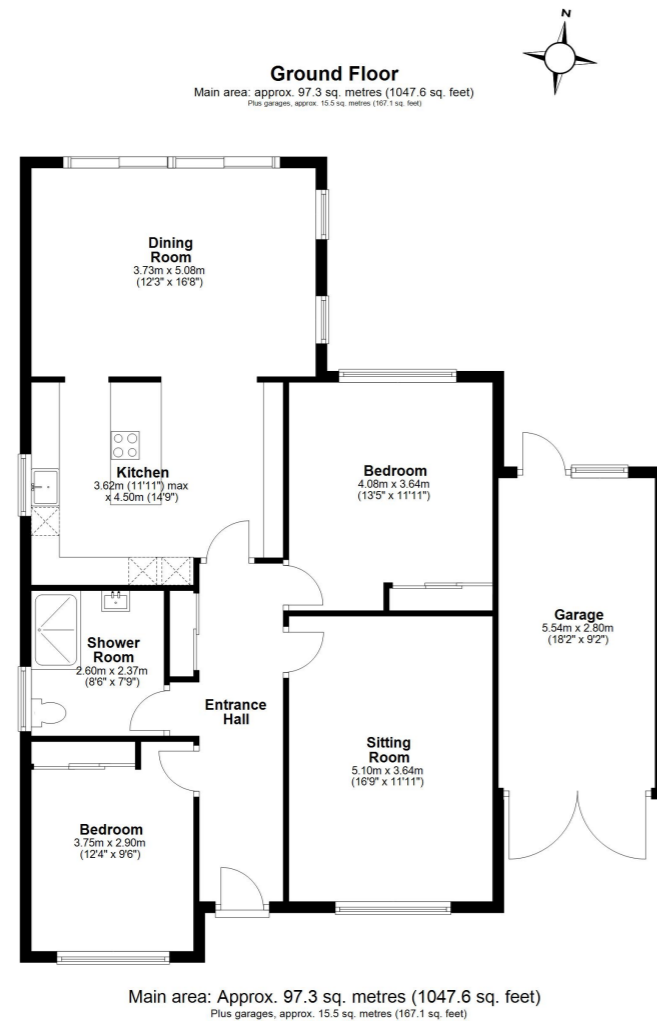




# Kimber Estates



5 Sycamore Close, Heme Bay, Kent, CT6 6LT

£575,000 Freehold

A great opportunity to purchase this two/three bedroom detached bungalow situated in a very popular road off of Cliff Avenue in a quiet cul de sac in the desirable village location of Beltinge close to local shops, cliff top walks, seafront and town centre. With generous size rooms, the property comprises: entrance hall, two/three good size bedrooms, beautifully fitted shower room, open plan kitchen/lounge/diner with doors leading out to generous plot with log cabin and garage to the side. The bungalow has beautiful front and rear gardens with resin driveway. This bungalow has been tastefully modernized throughout and comes highly recommended to appreciate both the size and condition.





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## GROUND FLOOR

### Entrance Hallway

Entrance door to front, radiator, large storage cupboard.

### Lounge / Bedroom Three

Double glazed window to front, radiator.

### Bedroom One

Double glazed window to rear, radiator, fitted wardrobes.

### Bedroom Two

Double glazed window to front, radiator, fitted wardrobes.

### Shower Room

Modern fitted shower room with fully tiled wall and flooring, double shower stall, wash hand basin, low level WC, heated towel rail, storage cupboards, under floor heating, double glazed frosted window to side.

### Kitchen-Diner

A lovely room enjoying an open plan arrangement. Beautifully fitted kitchen comprising range of matching wall and base units with complementary wood work surfaces over and tiled splash backs above. Integral fridge freezer, washing machine and dishwasher. Fitted butler sink with mixer tap, plus eye level double oven and grill. Large island with four burner induction hob and extractor fan above plus storage cupboards below, double glazed window to side, opening to dining area with two double glazed windows to side and double glazed doors leading to the garden, wooden flooring throughout.

## OUTSIDE

### Rear Garden

Beautifully landscaped rear garden, mainly laid to lawn with mature shrubs and flowering borders, large decking area, fenced surround, timber summer house, access to front.

### Front Garden

Resin pathway and driveway with room for two cars, pebbled areas.

### Garage

With double doors to front, power and electrics, door and window to rear.

## COUNCIL TAX BAND D

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			
		77	86

EU Directive 2002/91/EC

England, Scotland & Wales