

GROSS INTERNAL AREA  
FLOOR 1 637 sq.ft. FLOOR 2 604 sq.ft.  
TOTAL : 1,241 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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18 CORMORANT WAY, BELTINGE, HERNE  
BAY, KENT. CT6 6HG

**£472,500**  
**Freehold**

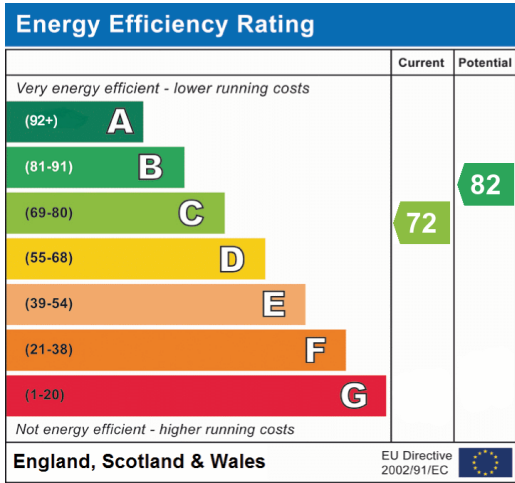


ABOUT THE PROPERTY

Situated in the sought-after Castle Chase development, a fantastic four bedroom detached house that offers spacious, modern living space. Throughout this home, the presentation is spotless, with sunlight pouring through from all angles during the day, and the vast reception space will suit the larger family. All four bedrooms are a great size and the master has an en-suite, which helps to avoid the morning rush. Downstairs the accommodation comprises a large lounge, dining room, cloakroom and a modern kitchen plus there's a separate utility room. The rear garden is a picture perfect setting with an attractive layout mainly laid to lawn with a decking area and patio seating area, ideal for entertaining, or just for the family to relax after a hard days work. The front driveway is ideal for several vehicles, and leads to the garage, which itself is a great size and ideal for storage. From this spot it is only a short walk to the seafront and Beltinge village is also close by, supplying all the essentials. This road is full of attractive varying styles of property and is on an incredibly popular and sought after part of town.

- FEATURES
- Detached House in Immaculate Condition Throughout
  - En-Suite Shower Room and Family Bathroom
  - Attractive and Private Rear Garden

- Close to Beltinge Village Centre
  - Popular Modern Development
  - Fibre Optic High Speed Broadband



GROUND FLOOR

**Entrance Hallway**  
Double glazed entrance door to front, stair case to first floor, under stairs storage cupboards, radiator.

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

**Lounge-Diner**  
11' 4" x 19' 1" (3.45m x 5.82m)  
Double glazed door leading to garden and double glazed window to front, radiator, electric fire, television point.

**Dining Room**  
10' 5" x 11' 8" (3.17m x 3.56m)  
Double glazed window to front, radiator.

**Kitchen**  
11' 8" x 9' 3" (3.56m x 2.82m)  
Fitted kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled splash backs above, stainless steel single drainer one and a half bowl sink unit, five-burner gas hob, with electric double oven and grill below with extractor fan above, integrated dishwasher, integrated fridge/freezer, radiator, double glazed window to rear.

**Utility Room**  
5' 2" x 6' 9" (1.57m x 2.06m)  
Range of matching wall and base units with complementary work surfaces over and tiled splash backs above, stainless steel single drainer one and a half bowl sink unit, space and plumbing for washing machine and tumble dryer, extractor fan, door leading to rear garden.

FIRST FLOOR

**Landing**  
Loft access, built in storage cupboard housing wall mounted gas fired boiler, double glazed window to front and radiator.

**Bedroom One**  
10' 9" x 11' 1" (3.28m x 3.38m)  
Double glazed window to rear, radiator, built in wardrobes, door to:



**En Suite**  
4' 4" x 6' 5" (1.32m x 1.96m)  
Double shower unit, low level WC, pedestal wash hand basin, heated towel rail, extractor fan, fully tiled walls, tiled flooring and double glazed frosted window to rear.

**Bedroom Two**  
11' 6" x 9' 2" (3.51m x 2.79m)  
Double glazed window to front, radiator.

**Bedroom Three**  
10' 9" x 9' 9" (3.28m x 2.97m)  
Double glazed window to front, radiator, built in wardrobes, door to:

**Bedroom Four**  
7' 10" x 9' 1" (2.39m x 2.77m)  
Double glazed window to rear radiator.

**Bathroom**  
Paneled bath unit with shower mixer tap, low level WC, pedestal wash hand basin, radiator, double frosted glazed window to rear, fully tiled walls, tiled flooring and extractor fan.

OUTSIDE

**Rear Garden**  
Mainly laid to lawn with patio area, decked area, outside tap, outside lighting, side access, access to garage.

**Front Garden/ Driveway**  
Mainly block paved leading to the garage providing off road parking.

**Garage**  
Up and over door, power and light.

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

