



First Floor



Ground Floor



8 EDDINGTON LANE, HERNE BAY, KENT.  
CT6 5TU

**£450,000**  
**Freehold**

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

# Property Details

## ABOUT THE PROPERTY

A good size family home offering a large driveway providing ample off street parking and detached garage. Positioned on a great size plot offering plenty of flexibility an internal viewing is highly recommended to see what this ideal family home has to offer. Lovingly updated by the current owner, the lounge is a good size leading to the L shaped kitchen/diner. There is a downstairs cloakroom, a fully fitted kitchen and diner to the ground floor and three good sized bedrooms and family bathroom on the first floor. A detached garage and driveway at the rear with access to the garden makes things convenient if you have more than one vehicle plus being located on a corner there is plenty of scope to extend (with usual planning consents).

## FEATURES

- Three Bedroom Detached Family Home, Modernised Throughout
  - Extended L Shaped Kitchen/Diner
  - Detached Garage and Plenty Of Off Street Parking
- Downstairs Cloakroom and Upstairs Bathroom
  - EPC To Follow

## GROUND FLOOR

- Entrance Hall**  
Radiator, cupboard under stairs, tiled flooring.
- Lounge**  
12' 11" x 21' 5" (3.94m x 6.53m) Double glazed window to front, radiator, sliding doors to:-
- Dining Room**  
22' 0" x 7' 5" (6.71m x 2.26m) Double glazed window to rear, radiator.
- Kitchen**  
10' 6" x 8' 8" (3.20m x 2.64m) Newly fitted range of base and wall units with worktop over, ceramic, sink and drainer, integral fridge/freezer, dishwasher, larder cupboard, induction hob, extractor hood, single oven, tiled splashback.
- Cloakroom**  
Low level WC, hand wash basin, double glazed window to side.

## FIRST FLOOR

- Landing**  
Loft hatch
- Bedroom One**  
Double glazed window to rear, radiator.
- Bedroom Two**  
Double glazed window to front, radiator.
- Bedroom Three**  
Double glazed window to rear, cupboard housing boiler.
- Bathroom**  
Low level WC, panelled bath with shower over, sink vanity unit, double glazed window to front.

## OUTSIDE

- Rear Garden**  
A surrounding garden mainly laid to lawn with decking patio area, side access, access to detached garage.
- Detached Garage**  
Door to garden
- Driveway**  
Blocked paved driveway providing ample off road parking.

## COUNCIL TAX BAND D

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

