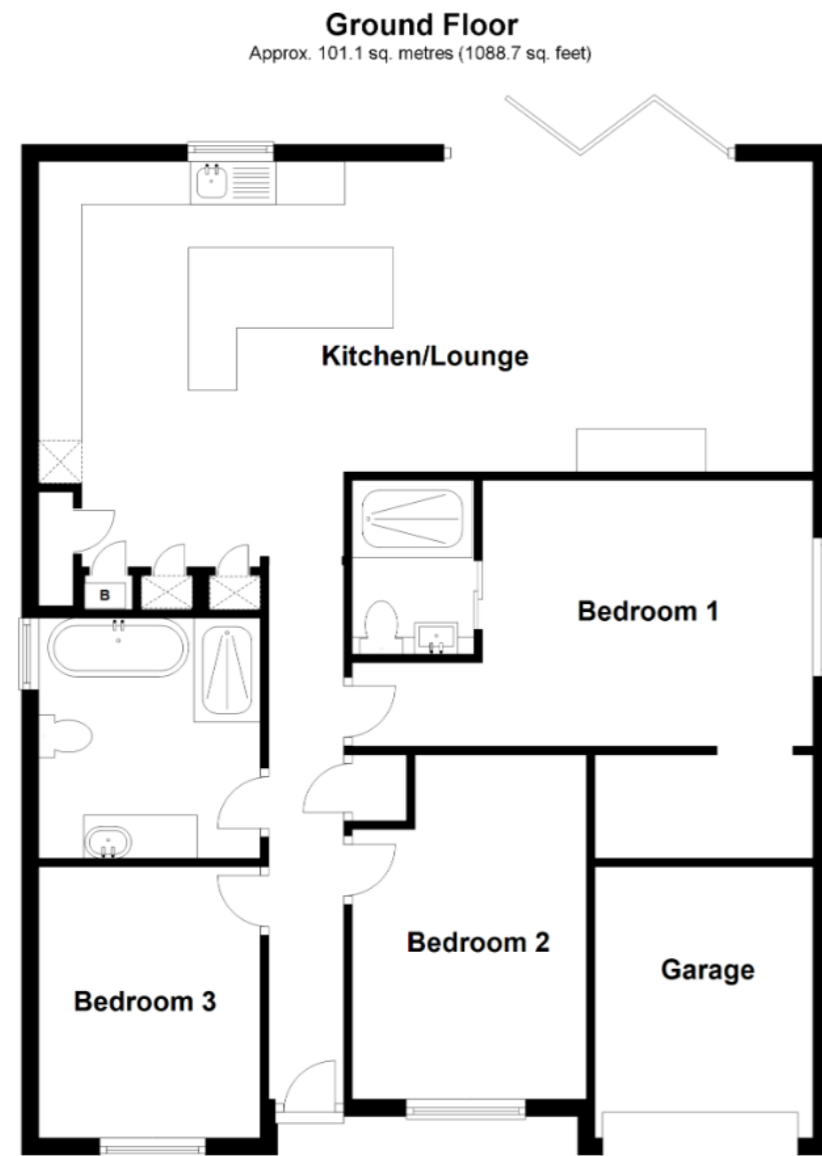




# Kimber Estates



86 Osborne Gardens, Herne Bay, Kent, CT6 6SE

£550,000 Freehold

This beautifully presented and immaculately maintained detached bungalow has a striking interior, extensively remodeled and refurbished with tasteful décor throughout. The house has bright and spacious living space with a host of appealing features that include a stunning open plan lounge kitchen-diner to the rear which has been thoughtfully planned with all integrated appliances ideal for any large family. Further accommodation offers three good size bedrooms, the main with en suite and dressing room plus a four piece modern bathroom. The rear garden has beautiful raised decking and patio areas, a astro lawn and a large studio currently used a beauticians but could serve as an office, gym or studio. To complete the picture there is a block driveway providing off road parking for several vehicles and an integral garage. Located on the outskirts of Herne Bay in Beltinge Village, easily accessible to Herne Bay town and beach also the area is well served by local amenities including a post office, Co-operative, pharmacy and dental practice. The property has planning permission granted for an extensive loft conversion creating four further bedrooms. Please call Kimber Estates for further details.



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## GROUND FLOOR

### Entrance Hallway

Entrance door to front, radiator, storage cupboard, access to large loft.

### Bedroom Three

9'6 x 8'4 (2.90m x 2.54m)  
Double glazed window to front, radiator.

### Bedroom Two

11'1 x 9'2 (3.38m x 2.80m)  
Double glazed window to front, radiator.

### Bedroom One

13'1 x 10'1 (3.99m x 3.08m)  
Double glazed window to side, radiator, access to Dressing Room and En Suite.

### En Suite

Modern fitted shower room comprising wash hand basin with storage drawers below, low level WC, walk in shower cubicle with mains fed shower, heated towel rail, extractor fan and underfloor electric heating.

### Bathroom

Modern fitted bathroom comprising freestanding bath with shower attachment, suspended wash hand basin with storage drawers below, low level WC. Walk in double shower cubicle with mains fed shower, feature tiling. Heated towel rail, extractor fan and underfloor electric heating.

### Open Plan Lounge, Kitchen-Diner

28'8 x 19'6 (8.74m x 5.95m)  
Kitchen-Diner  
Comprehensive range of modern fitted units with matching worktops, central island with built in wine cooler, four burner ceramic hob with large extractor canopy over, integral eye level oven and microwave, inset fridge freezer and dishwasher, blended sink unit and drainer, integrated washing machine, double glazed window to rear, upright column radiator.

Lounge  
Double glazed bi-fold doors leading to rear garden, two upright column radiators, television point.

## OUTSIDE

### Rear Garden

Low maintenance rear garden enjoying a sunny aspect mainly laid to astro turf with raised composite decking and patio areas. External lighting, power and water tap. Access to front and fenced surround. Hot Tub (available under separate negotiation).

### Studio

Double glazed bi fold doors, built in storage cupboards, studio lighting, wash hand basin and under floor heating.

### Driveway

Block paved driveway providing off road parking, access to rear.

### Garage

Integral garage with up and over door to front, power and lighting.

## 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	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	