



Total Area: 111.8 m<sup>2</sup> ... 1203 ft<sup>2</sup>

All measurements are approximate and for display purposes only



3 Jersey Farm Close, Herne Bay, Kent, CT6 7FA

## £425,000 Freehold

Kimber Estates can honestly say we are proud to offer this meticulously designed residence.

This desirable family home is just one of two bespoke houses built in 2015 on the site of a former dairy in the historic village of Herne. A striking property with high-end finish, points of particular note include underfloor heating to the ground floor, a stunning and stylish, newly fitted kitchen-breakfast room complete with appliances alongside a comfortable lounge with log burning stove enjoying an open plan arrangement to a stunning family room flooded with light having bi-fold doors to the garden. All the bedrooms are doubles, the primary bedroom boasting an en-suite shower room with a luxurious bathroom with spa bath. Externally, there is a sunny rear garden that was landscaped just a few years ago and has a super timber summer house. To the front of the house is parking for two vehicles.

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## Ground Floor

### Reception Hall

Double glazed front entrance door, staircase to first floor.

### Cloakroom

Wash hand basin set in vanity unit, low level WC, double glazed window to front.

### Kitchen-Breakfast Room

Tastefully fitted kitchen that compliments the build comprising of a range of matching wall and base units in grey shaker style with attractive work surfaces, upturns, tiled splash back plus sink and drainer unit. Inset electric hob with extractor canopy over, integral double oven, space for American style fridge freezer, two double glazed windows to front and double glazed window to side. Subtle, concealed lighting. Space for table and chairs.

### Lounge

Spacious lounge with beautiful Log burner stove, television point, open plan arrangement to:

### Dining Room/Family Room

Bright and airy family room with double glazed bi-folding doors to rear leading to the garden.

## First Floor

### First Floor Landing

Radiator, skylight window, loft access.

### Bedroom One

Two double glazed windows to rear, radiator, two built in double wardrobes.

### En-Suite Shower Room

Walk in shower, wash hand basin set in vanity unit, low level WC, tiled flooring, partially tiled walls, double glazed window to rear.

### Bedroom Two

Two double glazed windows to front, radiator.

### Bedroom Three

Double glazed window to side, radiator.

## Bathroom

Spa bath with shower over, wash hand basin set in vanity unit, low level WC, partially tiled walls, tiled flooring, double glazed window to front.

## Outside

### Front Garden

Open plan frontage.

### Rear Garden

Enclosed rear garden, paved patio area, laid to lawn, mature trees and shrubs, side access.

### Parking

Parking for two vehicles to the front of the property.

## Council Tax Band C

## NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	