



Kimber Estates



5 Douglas Road, Herne Bay, Kent, CT6 6AE

£450,000 Freehold

A splendid three bedroom Victorian family home with generous living accommodation, rooms of elegant proportions and some impressive original features. The extended living accommodation further enhances the beauty of this Victorian home, with a separate lounge and dining room. The extended kitchen diner is a focal point seamlessly connecting indoor and outdoor living with its access to the styled courtyard garden. Upstairs has been tastefully decorated, boasting three good sized bedrooms and family bathroom. Conveniently located near the charming Herne Bay town centre, this home offers easy access to the delightful seafront, a variety of restaurants and boutique shops, ensuring that all amenities are within reach. This must-see home perfectly blends period charm with modern comforts, so contact us to arrange a viewing.



Ground Floor

Reception Hall

Front entrance door, tiled flooring, half panelled walls, upright column radiator, staircase to first floor with storage area beneath.

Lounge

13' 7" x 12' 8" (4.14m x 3.86m) Two box sash windows to front, column radiator, original feature fireplace, with two adjacent dresser units.

Dining Room

12' 0" x 10' 10" (3.66m x 3.30m) Double glazed window to rear, column radiator, beautiful open fireplace with decorative surround and inset feature tiling.

Kitchen/Breakfast Room

Kitchen 18' 4" x 9' 9" (5.59m x 2.97m)
 Extended Dining Area 7' 7" x 8' 2" (2.31m x 2.49m)
 Stunning fitted kitchen extended to create large dining area to rear. Beautiful fitted kitchen units with complimentary worktops and upturns, freestanding range style cooker, one and a half bowl sink and drainer unit with mixer taps, space and plumbing for washing machine and dishwasher, column radiator, aluminum double glazed doors to rear leading to the garden, two double glazed window to side, solid oak flooring.

First Floor

First Floor Landing

Loft access to boarded and insulated loft with power and lighting. Large built in cupboard.

Bedroom One

11' 11" x 17' 2" (3.63m x 5.23m) Three box sash windows, three column radiators, range of fitted wardrobes with lighting.

Bedroom Two

12' 2" x 10' 10" (3.71m x 3.30m) Double glazed window to rear, column radiator, original cast iron fireplace, full length fitted wardrobe.

Bedroom Three

12' 8" x 9' 9" (3.86m x 2.97m) Double glazed window to rear, column radiator.

Shower Room

7' 10" x 6' 3" (2.39m x 1.91m) Fully tiled walk in shower with fitted rainfall and handheld shower, pedestal wash hand basin, low level WC. Tiled flooring with under flooring heating, heated towel rail, double glazed frosted window to side.

Outside

Rear Garden

Attractive paved courtyard with raised flowering borders, garden shed, outside tap and exterior lighting, further rear access.

Front Garden

Area of enclosed frontage with feature paved pathway leading to the front door.

Council Tax Band C

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		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	