



25 Priest Fields, Heme Bay, Kent, CT6 6RH

£375,000 Freehold

This three bedroom detached house is located in a truly fantastic location, just a short stroll from Bishopstone Glen and the seafont it would be ideal for children and dog walkers alike. Situated on the eastern outskirts of Heme Bay, Bishopstone is ideally placed to enjoy stunning countryside scenery and coastal views. A main doctor's practice, excellent schools and convenience stores are centrally located in the village. The cliff top walks link Bishopstone to Reculver Country Park. Buses regular serve Heme Bay, Whitstable and Canterbury. Once inside the property comprises entrance hall, cloakroom, large lounge-diner overlooking the garden, kitchen on the ground floor whilst upstairs there are three bedrooms and a family bathroom. The rear garden is low maintenance and enjoys a sunny aspect. There is a driveway with space for two vehicles and integral garage. Be sure not to miss out on this truly amazing opportunity to create the perfect family home and call today to book your viewing.

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## Ground Floor

### Entrance Hall

Front entrance door, staircase to first floor, under stairs storage cupboard.

### Cloakroom

Low level WC, wash hand basin, double glazed window to front.

### Kitchen/Diner

10' 5" x 9' 9" (3.17m x 2.97m). Newly fitted kitchen with attractive kitchen units, inset hob, oven and extractor above, inset sink unit, space and plumbing for washing machine, integral dishwasher breakfast bar divide, double glazed window to front.

### Lounge

16' 3" x 14' 6" (4.95m x 4.42m). Double glazed doors to rear, two radiators, television point.

## First Floor

### First Floor Landing

Double glazed window to side, built in airing cupboard, loft access.

### Bedroom One

12' 0" x 9' 6" (3.66m x 2.90m) Double glazed window to rear enjoying sea view, built in double wardrobe, radiator, television point.

### Bedroom Two

10' 6" x 9' 6" (3.20m x 2.90m). Double glazed window to front, radiator.

### Bedroom Three

7' 4" x 6' 9" (2.24m x 2.06m) Double glazed window to rear, radiator.

## Bathroom

7' 2" x 6' 4" (2.18m x 1.93m). Double glazed frosted window to front, newly fitted suite comprising panelled bath with shower, wash hand basin, low level WC, heated towel rail.

## Outside

### Front Garden

Open plan frontage laid to lawn, driveway providing off road parking.

### Rear Garden

Mainly laid to lawn, foliage and bushes, access to front, door to garage.

### Garage

Up and over door, personal door to garage.

## 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	67	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	