

12 ASHBEE GARDENS, HERNE BAY, KENT.
CT6 6TX

£599,995
Freehold

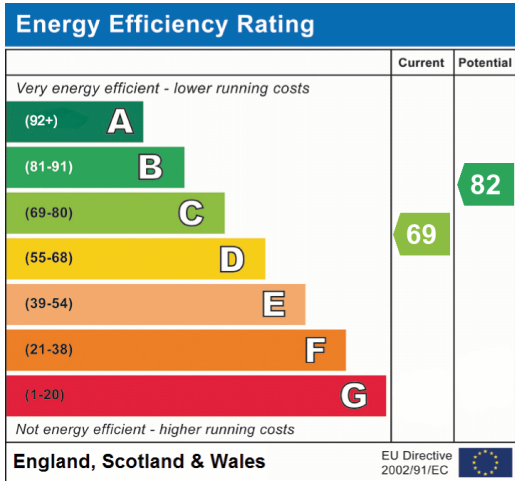
Herne Bay - 106, High Street, Herne Bay, CT6 5LE - 01227 389 998 - hernebay@kimberestates.co.uk

ABOUT THE PROPERTY

A superb opportunity to purchase this extended four/five bedroom detached home situated in an extremely popular road on the fringe of desirable village location of Beltinge, close to local shops, cliff top walks and primary school. This particular residence offers extremely versatile accommodation. You are welcomed by a good size porch, entrance hall leading through to the large lounge, dining area, kitchen/breakfast room and conservatory with an extended reception room that could be used as a bedroom leading to a shower room. Upstairs offers further four bedrooms with spectacular sea views from the front bedrooms.

Outside there is a driveway providing plenty off road parking for several cars, garage and a beautifully landscaped rear garden. This house would be ideal for a growing family. Various shops, eateries and other amenities are close by plus bus routes are available serving the Canterbury Triangle route. An early viewing is advised to appreciate the accommodation and location of this house.

- FEATURES
- Four/Five Bedroom Detached Family Home
 - Desirable Ashbee Gardens Location
 - No Onward Chain
 - Sea Views From Two Front Bedrooms
 - Downstairs Bedroom and En Suite Shower Room



GROUND FLOOR

Porch
Double glazed entrance door to front, further door leading to:

Entrance Hallway
Double glazed window to side, radiator, cupboard, staircase to first floor, under stair storage cupboard.

Bedroom Two / Sitting Room
Double glazed window to front, radiator, television point.

En Suite Shower Room
Corner shower stall, wash hand basin, low level WC, bidet, heated towel rail, fully tiled walls and flooring, extractor fan.

Kitchen-Breakfast Room
There is a beautiful fitted kitchen comprising of matching wall and base units with complementary work surfaces, four burner gas hob with extractor canopy over, eye level fitted oven and grill, stainless steel sink and drainer unit, space for fridge freezer, space and plumbing for washing machine, integrated dishwasher, breakfast bar, radiator, wall mounted gas combination boiler, two double glazed windows to rear and double glazed door to rear leading to the garden.

Sitting Room
Double glazed window to front, radiator, electric fireplace, television point.

Dining Area
Double glazed sliding doors leading to conservatory, door into Kitchen/Breakfast Room, radiator.

Conservatory
Double glazed surround with double doors leading to rear garden.

FIRST FLOOR

Landing
Loft hatch, airing cupboard.

Bedroom One
Double glazed window to front, radiator, two built in wardrobes, telephone point and television point.

Bedroom Three
Double glazed window to rear, double glazed sliding doors to front, radiator, telephone point and television point.

Bedroom Four
Double glazed window to rear, radiator.

Bedroom Five
Double glazed window to front, radiator, built in wardrobe.

Bathroom
Panelled bath unit, shower stall, wash hand basin with storage cupboard, low level WC, radiator, fully tiled walls and flooring, double glazed frosted window to rear, extractor fan.

OUTSIDE

Rear Garden
Enjoying a southerly aspect mainly laid to lawn with paved patio areas, mature shrubs, fenced vegetable plot, flowering borders and established trees, greenhouse, access to front, fenced surround.

Front Garden & Driveway
Partly laid to lawn with block paved driveway with space for several vehicles.

Integral Garage
Up and over door to front, power and lighting, double glazed window to side, access into the rear garden.

COUNCIL TAX BAND E
NB At the time of advertising these are draft particulars awaiting approval of our sellers.

