



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

4 HOLMSCROFT ROAD, HERNE BAY, KENT.
CT6 6PE

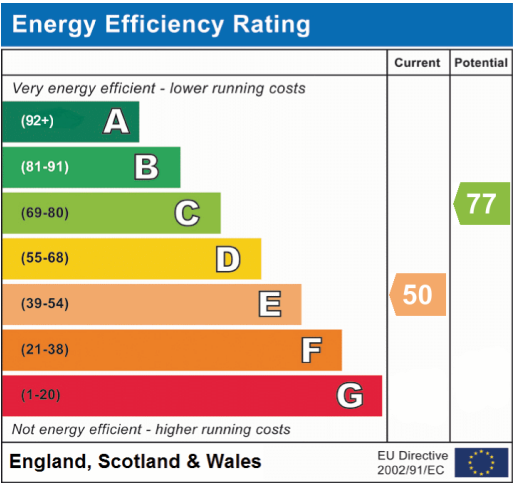
£550,000
Freehold

ABOUT THE PROPERTY

A viewing is a must to appreciate this beautiful four-bedroom detached family home located in the sought-after area of Beltinge, this wonderful home is only a short walk to the famous Herne Bay seafront and is around the corner from local village amenities, making it the perfect family home. The welcoming hallway with strip wood flooring leads to a square bay front living room featuring open plan fireplace leading to a family room which offers a lovely wood burner and a seamless flow into the dining room, perfect for family gatherings and entertaining, the extended kitchen/diner offers a high-spec fitted kitchen located at the rear of the property with a stylish breakfast area complete with table and stools, this space is not only functional but also light and airy, thanks to the large window that opens right out and double doors leading directly into the rear garden. A separate utility room and WC add further convenience and space. Upstairs, a spacious landing leads to the master bedroom which also offers a square bay window with the second bedroom featuring its own en suite with a shower, while the third bedroom is at the back of the property with the fourth bedroom being a well-sized single with a modern family bathroom completes the upstairs. Outside, the property offers an expansive sunny facing garden with a large decking area, ideal for outdoor dining, and a well-maintained lawn. The home also benefits from access down both sides, a garage, and ample parking with a large driveway. Being offered with no onward chain, we encourage all serious buyers to make an enquiry.

FEATURES

- Detached Four Bedroom Family Home
 - Three Reception Rooms and Kitchen/Diner
 - Cloakroom and Utility Room
- Beltinge Village, Close To The Cliffs And Reculver School
 - CHAIN FREE SALE



GROUND FLOOR

Hallway
Wooden Flooring

Living Room
14' 11" x 11' 11" (4.55m x 3.63m) Double glazed bay window to front, radiator, open fireplace, television point.

Family Room
15' 1" x 11' 9" (4.60m x 3.58m) Double glazed window to side and rear, radiator, open fireplace, television point, understair storage cupboard.

Dining Room
11' 8" x 10' 0" (3.56m x 3.05m) Double glazed window to side, radiator.

Kitchen / Breakfast Room
20' 6" x 8' 3" (6.25m x 2.51m)
Modern fitted kitchen comprising range of matching wall and base units with complementary work surfaces over, eye level oven and grill, four burner hob with extractor fan over, stainless steel sink and drainer unit, integrated fridge/freezer and dishwasher, double glazed window to rear, double glazed door to side, radiator, television point.

Utility Room
Double glazed window to front, range of matching wall and base units with complementary work surfaces over, stainless steel sink and drainer unit, space and plumbing for washing machine and tumble dryer.

Cloakroom
Double glazed window to side, low level WC, wash hand basin.

FIRST FLOOR

Landing
Loft hatch.

Bedroom One
14' 11" x 9' 6" (4.55m x 2.90m) Double glazed bay window to front, radiator, feature fireplace.

Bedroom Two
11' 11" x 10' 11" (3.63m x 3.33m) Double glazed bay window to rear, radiator, feature fireplace, door to:

En Suite
Double glazed window to side, shower stall, low level WC, wash hand basin in vanity unit.

Bedroom Three
10' 11" x 8' 9" (3.33m x 2.67m) Double glazed window to rear, radiator.

Bedroom Four
8' 7" x 6' 11" (2.62m x 2.11m) Double glazed window to front, radiator.

Bathroom
Low level WC, hand wash basin, panelled bath with handheld attachment, tiled walls and floors, double glazed frosted window to side.

OUTSIDE

Rear Garden
Mainly laid to lawn with decked patio area, side access.

Driveway
Block paved driveway with space for several vehicles.

Garage
Up and over door to front, power and light.

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

