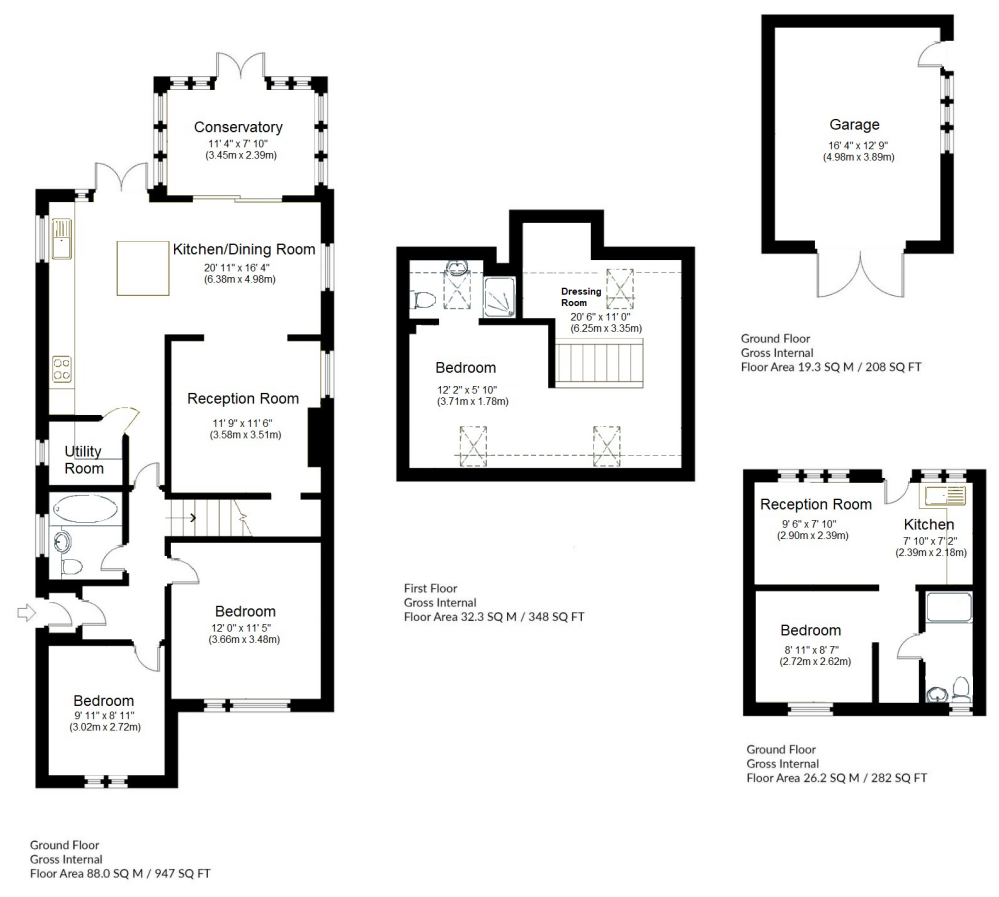




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Herne Bay - 106, High Street, Herne Bay, CT6 5LE - 01227 389 998 - hernebay@kimberestates.co.uk

21 COVENTRY GARDENS, HERNE BAY, KENT  
. CT6 6SD

**£550,000**  
**Freehold**

## ABOUT THE PROPERTY

An elegant detached chalet bungalow located in the delightful village of Beltinge with it's array of shops, local school, only a stroll away from coastal walks and and regular bus service into coastal Herne Bay and The Cathedral City of Canterbury. Once inside you will be pleasantly surprised with the space, light and airy feel from all the rooms. Having been lovingly updated with tasteful décor throughout the layout downstairs is arranged with two double bedrooms, downstairs bathroom, lounge, utility room and a contemporary open plan kitchen-diner with doors to the conservatory and further doors leading to the rear garden. Upstairs the main bedroom offers a large dressing area and an ensuite. Externally the rear garden is beautifully landscaped consisting of attractive patio surrounding the bungalow and the large hot tub and barbecue areas, laid to lawn middle plus a stylishly built annexe completed with a bedroom, lounge, kitchen, shower room. The block paved driveway to the front and a detached garage completes the picture. This really is a stunning prime location and Kimber Estates are genuinely thrilled to be Sole Agents.

## FEATURES

- Beltinge Village, Close To The Cliffs
- Stunning Detached Home
- Three Double Bedrooms
- Immaculate Condition Throughout
- One Bedroom Annexe
- Beautiful Landscaped Rear Garden with Hot Tub Area
- Driveway and Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Ground Floor

### Reception Hall

Double glazed front entrance door, stair case to first floor, under stair storage.

### Bedroom Two

9' 11" x 8' 11" (3.02m x 2.72m) Double glazed window to front, radiator.

### Bedroom Three

12' 0" x 11' 5" (3.66m x 3.48m) Double glazed window to front, radiator.

### Reception Room

11' 9" x 11' 6" (3.58m x 3.51m) Double glazed window to side, upright column radiator.

### Kitchen/Dining Room

20' 11" x 16' 4" (6.38m x 4.98m) Modern fitted kitchen comprising of matching wall and base units and complementary work surfaces over and tiled splash backs, one and a half bowl sink and drainer unit, double oven, electric hob with extractor canopy over, space for washing machine, central island, two double glazed windows to side, double glazed patio doors to rear leading to the garden, radiator, sliding doors to:

### Conservatory

11' 4" x 7' 10" (3.45m x 2.39m) Double glazed surround with double glazed doors to rear leading to the garden.

### Utility Room

Wall and base units, space for washing machine and tumble dryer, window to side.

### Bathroom

Panelled bath, low level WC and wash hand basin set in vanity unit, tiled walls, double glazed frosted window to side.

## First Floor

### Bedroom One

20' 6" x 11' 0" (6.25m x 3.35m) Two double glazed velux windows to front, radiator.

### Dressing Room

12' 2" x 5' 10" (3.71m x 1.78m) Double glazed Velux window to rear.

## En-suite Shower Room

Shower, wash hand basin, low level WC, double glazed Velux window to front.

## Annexe

### Reception Room

9' 6" x 7' 10" (2.90m x 2.39m) Matching wall and base units, stainless steel sink and drainer unit, tiled splash backs, two double glazed windows to rear, entrance door.

### Annexe Bedroom

8' 11" x 8' 7" (2.72m x 2.62m)

### Kitchen

7' 10" x 7' 2" (2.39m x 2.18m)

### En-Suite Shower Room

Shower, low level WC, wash hand basin set in vanity unit, heated towel rail, partially tiled walls.

## Outside

### Front Garden

Open plan frontage, driveway providing off road parking for several vehicles, mature trees and shrubs.

### Rear Garden

Enclosed rear garden, mainly laid to lawn, paved patio area, mature trees and shrubs, pond, pergola.

### Garage

16' 4" x 12' 9" (4.98m x 3.89m)

## Council Tax Band C

## NB

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

