



# Kimber Estates



Total Area: 114.5 m<sup>2</sup> ... 1232 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



32 Viscount Square, Heme Bay, Kent, CT6 6FT

£350,000 Freehold

Built in the style of 'The Lily', Meadow View is a pleasant development on the outskirts of coastal Heme Bay town with excellent nearby road links to London. This particular house sits in a rather nice spot overlooking a green and offers comfortable family accommodation over three floors with four bedrooms, two bathrooms, a modern fitted kitchen with room for table and chairs and a lovely sitting room leading out to the garden. There is also a driveway and single garage to the rear of the house. Kimber Estates encourage any serious purchasers to make an enquiry.





Built in the style of 'The Lily', Meadow View is a pleasant development on the outskirts of coastal Heme Bay town with excellent nearby road links to London. This particular house sits in a rather nice spot overlooking a green and offers comfortable family accommodation over three floors with four bedrooms, two bathrooms, a modern fitted kitchen with room for table and chairs and a lovely sitting room leading out to the garden. There is also a driveway and single garage to the rear of the house. Kimber Estates encourage any serious purchasers to make an enquiry.

## GROUND FLOOR

### Entrance

Newly fitted front entrance door.

### Kitchen-Diner

17' x 7' 8" maximum (5.18m x 2.34m) Range of white, high gloss units with complimentary work tops and tiled splash backs. Double glazed windows to front and side, Integrated dishwasher, washing machine and fridge/freezer, four burner gas hob with extractor over and oven below, stainless steel sink and drainer unit, wall mounted gas boiler in concealed unit, radiator, staircase to first floor, under stair storage cupboard.

### Lounge

13' 5" x 12' 11" (4.09m x 3.94m) Double glazed French doors to rear leading to the garden, two double glazed windows to side, two radiators, television point, karndeian flooring.

### Cloakroom

Double glazed frosted window to side, low level WC, pedestal wash hand basin, radiator.

## FIRST FLOOR

### First Floor Landing

Stair case to second floor, double glazed windows to front and side, two radiators.

### Bedroom Two

12' 11" x 12' 2" (3.94m x 3.71m) Two double glazed windows to rear, radiator.

### Family Bathroom

Panelled bath, pedestal wash hand basin, low level WC, partly tiled walls, radiator.

### Bedroom Three

11' 3" x 6' 1" (3.43m x 1.85m) Double glazed window to front, radiator.

## SECOND FLOOR

### Second Floor Landing

Double glazed window to side, airing cupboard, radiator.

### Bedroom One

12' 11" x 11' 9" (3.94m x 3.58m) maximum. Two double glazed windows to rear, radiator, door to:

### En Suite

Double shower cubicle with mains fed shower, pedestal wash hand, low level WC, radiator.

### Bedroom Four

11' 9" x 9' 4" extending to 12'11 (3.58m x 2.84m) Two double glazed windows to front, radiator.

## OUTSIDE

### Rear Garden

Low maintenance rear garden, tiered with tiled patio and built timber decking, outside tap, gate to rear leading to:

### Driveway / Garage

Single garage with up and over door to front. Driveway providing OFF ROAD PARKING.

### Front Garden

Area of open plan frontage.

## 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	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		90
	80	

EU Directive 2002/91/EC

England, Scotland & Wales