



## Kimber Estates



Ground Floor



First Floor



31 The Downings, Herne Bay, Kent, CT6 7EJ

### Offers in Excess of £500,000 Freehold

Situated in a quiet residential cul-de-sac in the ever popular village of Herne within comfortable reach of highly regarded schools, local amenities and bus routes into Herne Bay, Whitstable and the city of Canterbury. This stunning four bedroom family home has rooms of elegant proportions and has been lovingly updated with several internal improvements. Your welcomed to a generous reception hall with study area, a lovely lounge-diner, particularly worthy of a mention is the elegant kitchen-diner with vaulted ceilings plus bi-fold doors that open to the rear garden, a useful utility room and cloakroom. Upstairs has four bedrooms and a modern fitted family bathroom. Externally the landscaped rear garden offers a sunny aspect with decking seating area and flowering borders plus to the front there is a block paved driveway and garage. Far reaching views across Herne Bay and distant sea views complete the picture.

**Ground Floor**

**Entrance Hall**

Front entrance door, double glazed window to front.

**Reception Hall**

Stair case to first floor.

**Lounge**

21' 11" x 10' 11" (6.68m x 3.33m) Double glazed window to front, double glazed bi-fold doors to rear leading to the garden, radiator.

**Kitchen/Diner**

20' 5" x 11' 11" (6.22m x 3.63m) Beautiful attractive modern fitted kitchen comprising of a range of matching wall and base units with complementary work surfaces over, tiled splash backs, butler sink with mixer tap, central island, fitted double oven, four gas burner hob with extractor canopy over, two double glazed windows to side, bi-fold doors to rear leading to the garden.

**Cloakroom**

Double glazed window to rear, low level WC, wash hand basin set in vanity unit.

**First Floor**

**Landing**

**Bedroom**

11' 5" x 10' 11" (3.48m x 3.33m) Double glazed window to front, fitted wardrobes, radiator.

**Bedroom**

10' 11" x 10' 7" (3.33m x 3.23m) Double glazed window to rear, radiator.

**Bedroom**

11' 3" x 6' 10" (3.43m x 2.08m) Double glazed window to front, radiator.

**Bedroom**

8' 3" x 8' 2" (2.51m x 2.49m) Double glazed window to rear, radiator.

**Bathroom**

Suite comprising of wash hand basin set in vanity unit, low level WC, tiled bath with shower over, heated towel rail, fully tiled walls, double glazed frosted window to rear.

**Outside**

**Rear Garden**

Enclosed rear garden, mainly laid to lawn, flowering borders, decking area, pergola.

**Front Garden**

Open plan frontage, driveway providing off road parking for several vehicles.

**Garage**

15' 6" x 8' 0" (4.72m x 2.44m)

**Council Tax Band D**

**NB**

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

