

# KE



2 Hawthornden Street, Herne Bay, Kent, CT6 7FY

Offers In Excess Of £425,000

- New Build on Bellway Homes
- Roca sanitaryware
- Stylish work surfaces and matching upstands
- Four Great Size Bedrooms
- Energy-efficient solar panels
- French doors to rear garden
- En-Suite To Primary Bedroom

## 2 Hawthornden Street, Herne Bay CT6 7FY

Kimber Estates are thrilled to present this exceptional, luxurious detached home. Built in the sought-after 'Scivener' style, this property offers expansive ground-floor living space and a range of thoughtful upgrades that set it apart from typical new builds. The home welcomes you with a bright and airy reception hall, a convenient downstairs cloakroom, and a charming front lounge. At the rear, an impressive kitchen-diner family room spans the width of the house, complete with built-in appliances and an adjoining utility room. The first floor offers four spacious double bedrooms, including a primary suite with an en-suite shower room. The family bathroom serves the remaining rooms. Outside, you'll find a sunny rear garden and ample off-road parking, making this property perfect for family living.

Situated in the charming seaside town of Herne Bay on the north coast of Kent, the property is close to the town's beautiful pebble beaches and vibrant beach huts, offering a relaxed coastal lifestyle. Additionally, Herne Bay is just a short drive from the historic city of Canterbury, providing the best of both seaside and city living..



Council Tax Band: E



## **GROUND FLOOR**

**Entrance Hallway**

**Cloakroom**

**Lounge**

16'2 x 11'4 (4.93m x 3.46m)

**Kitchen-Diner**

19'8 x 14'5 (6.00m x 4.40m)

**Utility Room**

6'0 x 5'9 (1.83m x 1.75m)

## **FIRST FLOOR**

**Landing**

**Bedroom One**

15'3 x 9'7 (4.65m x 2.92m)

**Ensuite**

**Bedroom Two**

11'3 x 9'2 (3.43m x 2.80m)

**Bedroom Three**

10'3 x 7'6 (3.13m x 2.29m)

**Bedroom Four**

9'9 x 9'4 (2.97m x 2.85m)

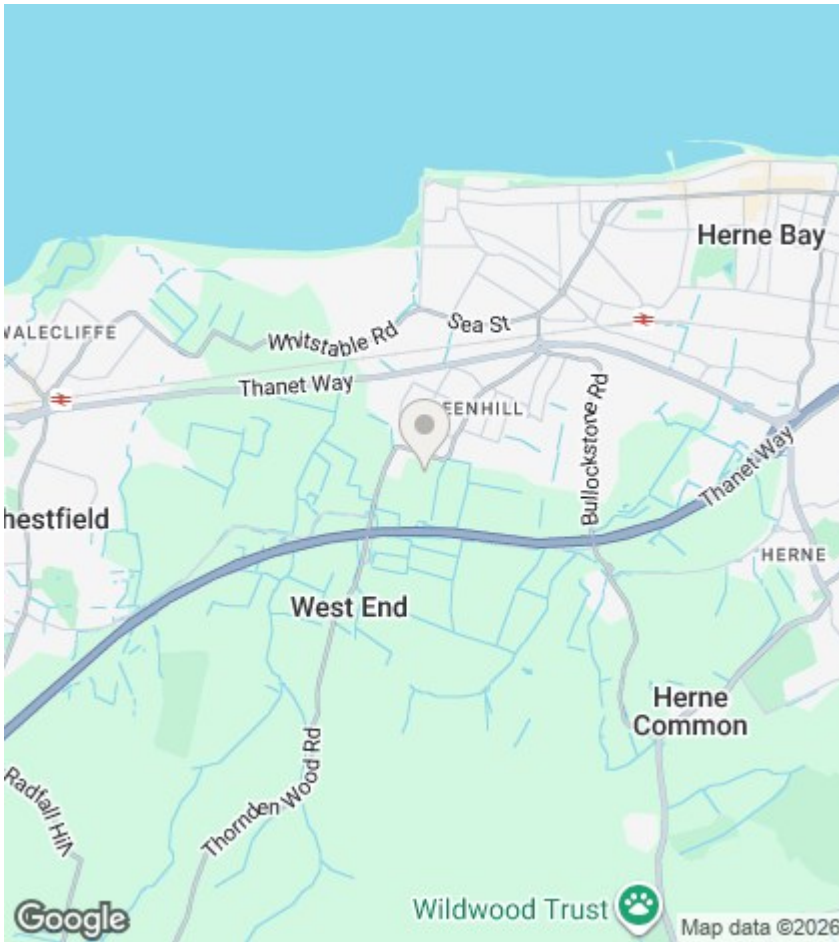
**Bathroom**

## **OUTSIDE**

**Garage**

**Driveway**

**COUNCIL TAX BAND E**



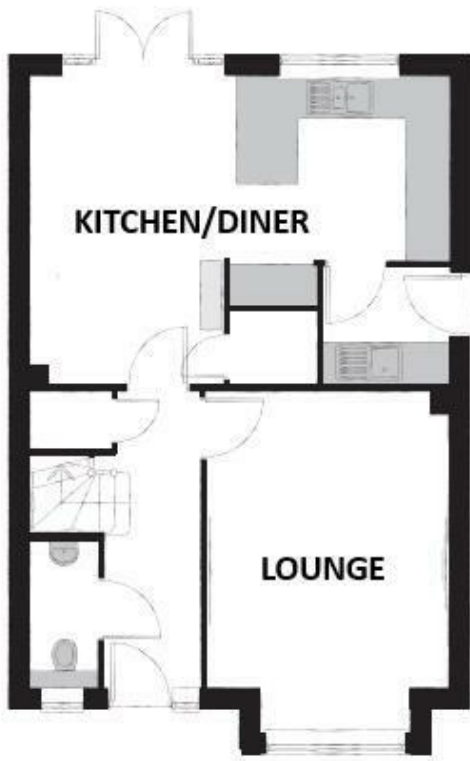
## Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

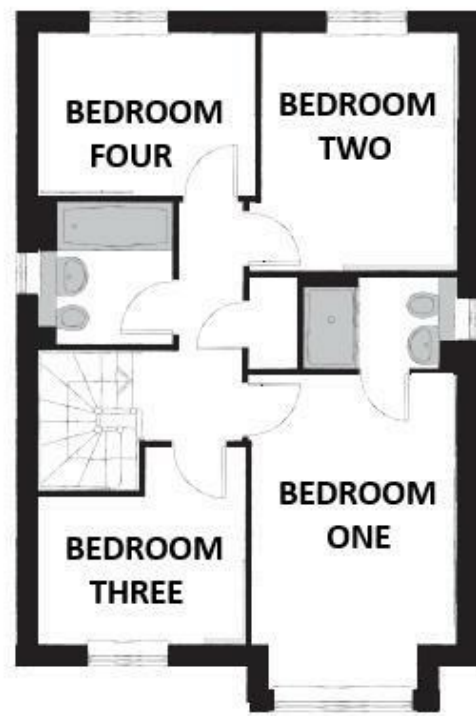
## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		89	90
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**GROUND FLOOR**



**FIRST FLOOR**