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22 Hillcroft Road, Herne Bay, Kent, CT6 7EL

£375,000

- Three Bedroom Semi Detached Home
- Good Size Kitchen/Diner with Modern Kitchen
- Desirable Location in the Village of Herne
- Downstairs Shower Room and Upstairs Bathroom
- Detached Garage and Parking
- Distant Sea Views From The First Floor

106 High Street, Herne Bay, Kent, CT6 5LE
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Situated on Hillcroft Road in Herne, this well-presented three-bedroom semi-detached home occupies a generous corner plot, offering plenty of outside space and a practical layout that's ideal for family life.

The ground floor features two good-sized reception rooms, providing flexible living space for relaxing, entertaining or even working from home. The spacious kitchen/dining room is a real highlight, featuring a stunning fitted kitchen with a comprehensive range of attractive units, integrated appliances and stylish herringbone flooring. With plenty of space for dining, it's perfect for both everyday family life and entertaining.

Upstairs are three well-proportioned bedrooms and the family bathroom, while the ground floor also benefits from a modern shower room, adding extra convenience for busy households.

Outside, the property enjoys gardens that make the most of the generous corner plot, together with a detached garage and off-road parking to the front.

This is a lovely home that has been well cared for throughout and is ready for its next owners to move straight in. Conveniently located for local amenities, schools and transport links, it offers an excellent combination of space, style and practicality.

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Council Tax Band: C





GROUND FLOOR

Entrance Porch
Front door, double doors to hallway

Inner Hallway
Stairs to first floor

Shower room
Window to side, low flush wc, wash hand basin, shower cubicle, cupboard understairs

Lounge
21'7' x 12'2'
Window to front, fireplace

Kitchen/ Dining Room
15'5' x 18'4'
Window to side and rear, door to rear garden. Fitted with a comprehensive range of attractive matching wall and base units, integral dishwasher, fitted Neff electric oven and combination microwave, hob, integral fridge/freezer.

FIRST FLOOR

Bedroom One
12'1' x 8'10'
Window to front, fitted wardrobes, fitted cupboard

Bedroom Two
11'9' x 9'
Window to rear

Bedroom Three
9'1' x 7'3'
Window to front,

Bathroom
Window to rear, panelled bath, low flush wc, wash hand basin

OUTSIDE

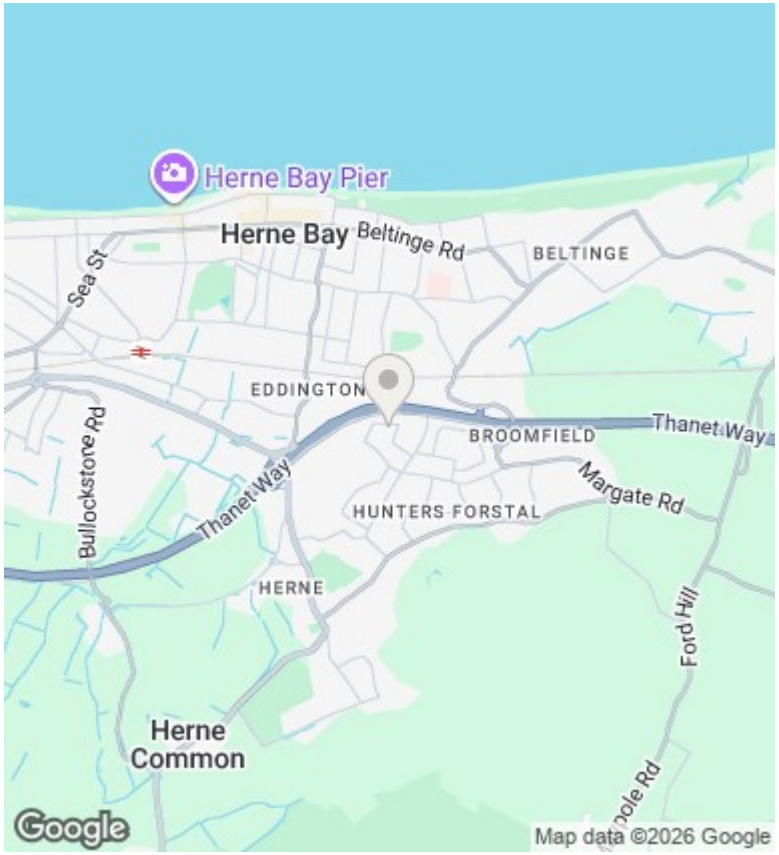
Front Garden
Open plan laid to lawn

Rear Garden
Lovely rear garden enjoying a sunny aspect. Access to front and personal door to garage. Outside tap and light.

Garage
Large garage with up and over door, personal door to rear garden

COUNCIL TAX BAND C



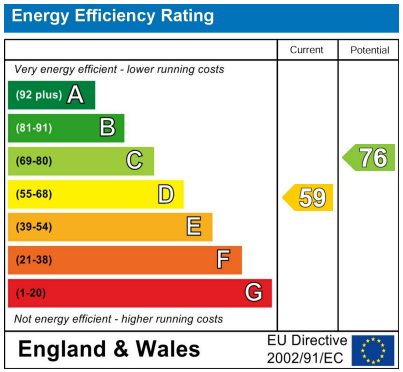


Viewings

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

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