KE









32 Vinten Close, Herne Bay, CT6 7TG

Offers In Excess Of £300,000

- Popular Village Location
- 70ft Secluded Rear Garden with cabin
- Walking distance to Herne School
- Adjoined to Open Countryside
- Well Presented Throughout

106 High Street, Herne Bay, Kent, CT6 5LE
01227 389 998

olivia@kimberestates.co.uk
kimberestates.co.uk

32 Vinten Close, Herne Bay CT6 7TG

This delightful end-terrace house on Vinten Close offers a perfect family home. With three well-proportioned bedrooms, this property is ideal for those seeking space and comfort. The inviting reception room provides a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings in.

The house boasts a well-maintained bathroom and is in good condition throughout, ensuring a hassle-free move for its new owners. One of the standout features of this property is the generous garden, which includes a charming log cabin, providing an excellent space for relaxation or hobbies. The garden is not only a great place for children to play but also offers beautiful countryside views, allowing you to enjoy the tranquillity of rural living.

Conveniently located within walking distance to Herne Junior and Infant School, this home is perfect for families with children. Additionally, there is garage en block, adding to the practicality of this lovely residence.

In summary, this three-bedroom family home in Herne Bay combines comfort, convenience, and picturesque surroundings, making it an excellent choice for those looking to settle in a peaceful village setting.

3 1 1 C

Council Tax Band:







Ground Floor

Entrance Hall
Via UPVC double glazed entrance door, staircase to first floor with under-stairs storage cupboard, radiator, laminate flooring.

Kitchen / Breakfast Room
12'4' x 9'
UPVC double glazed window to front, range of fitted wall and base units, fitted sink, inset gas hob with extractor over, integrated oven, spaces for; fridge/freezer and washing machine

Lounge / Diner
15'9' x 12'6'
UPVC double glazed French doors and window to garden, built-in storage cupboard, radiator

First Floor

Landing
Access to loft, built-in airing cupboard, over-stairs storage cupboard housing Worcester boiler.

Bedroom One
12'9' x 9'9'
UPVC double glazed window to front aspect

Bedroom Two
12'9' x 10'
UPVC double glazed window to garden

Bedroom Three
8' x 7'6'
UPVC double glazed window to rear

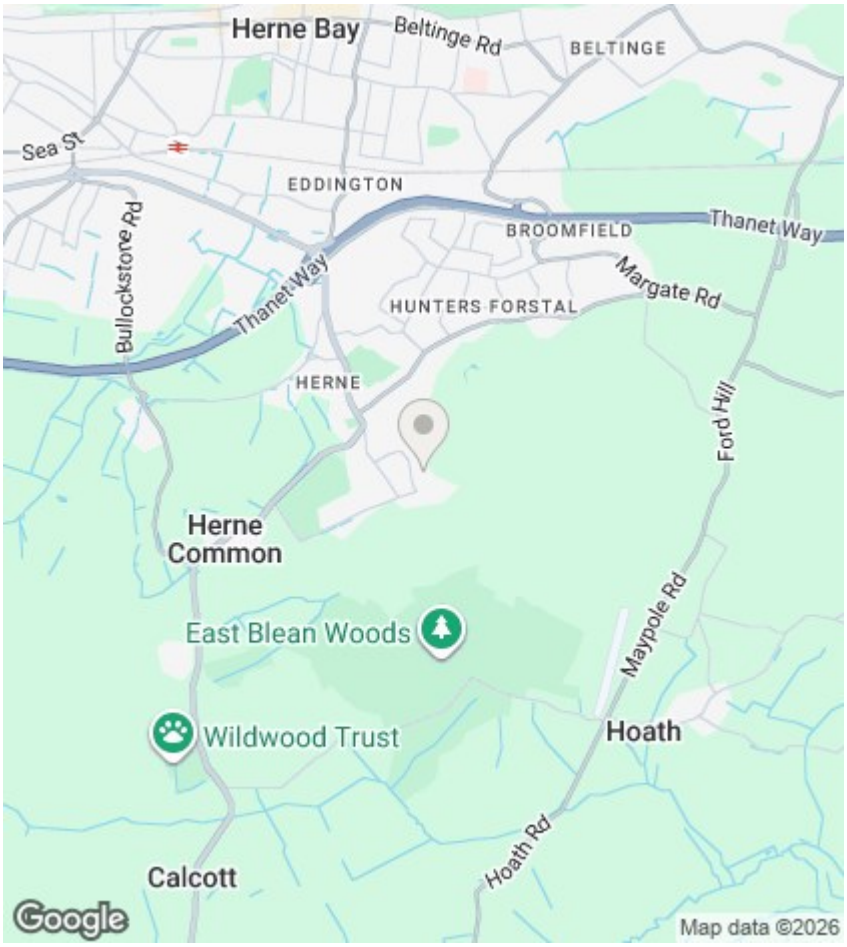
Bathroom
UPVC double glazed opaque window to front aspect, three piece white suite comprising; panelled bath, shower over, close coupled WC, wash basin.

Outside

Front Garden
Laid to lawn with paved pathway, gated side access to side storage area and rear garden.

Rear Garden
Approx. 70ftMainly laid to lawn with paved patio areas, enclosed by panelled fence with gated rear access to En-Bloc garage, cabin, railway sleepers around leading up to a turfed lawn.

En-Bloc Garage
Single garage via up and over door, single off street parking space to front of garage.

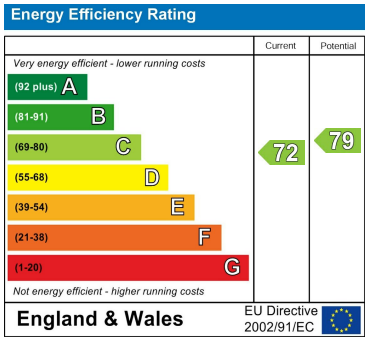


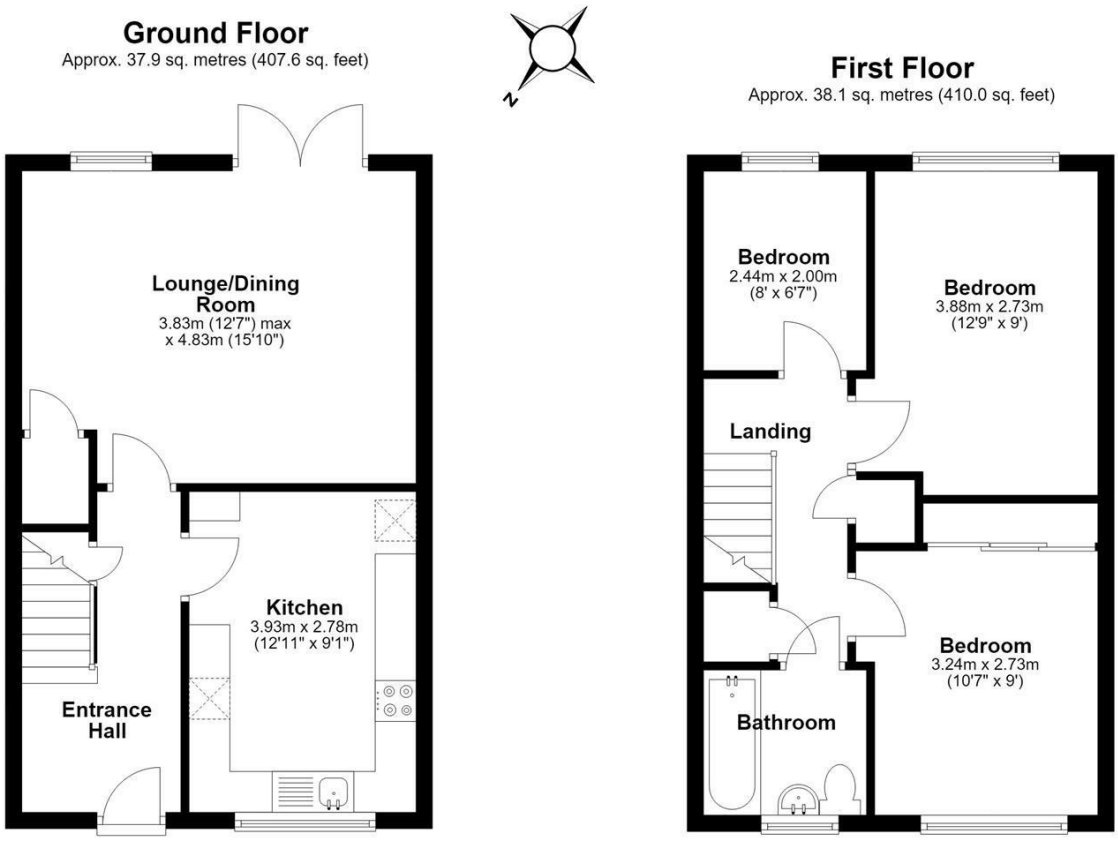
Viewings

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

EPC Rating:

C





Total area: approx. 76.0 sq. metres (817.6 sq. feet)

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