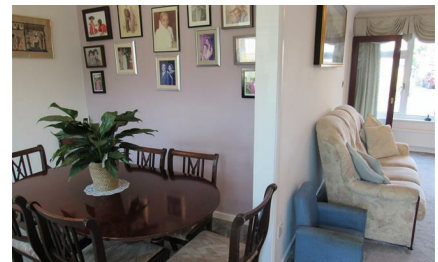




37 Eddington Lane, Herne Bay, Kent, CT6 5TT



Wilbee & Son are very pleased to offer this family residence , set well back from the lane offering spacious 4 bedroom accommodation. Built in the 1970's and commanding a generous garden plot, the property is approached by a sweeping in and out driveway, which allows parking for several vehicles along incorporating a side driveway to the detached garage. There is also an additional integrated garage. The property also benefits from an enclosed 24' x 12' swimming pool set in its own detached enclosed building in the rear garden. Gas central heating. Double glazing. Also featured is a 30' x 12' south facing conservatory to the rear. Viewing is strongly recommended by appointment only please.



Offers In The Region Of £750,000 Freehold



Enclosed Entrance Porch

Entrance Hall

Radiator. Open plan staircase.

Study

9'10" x 9'1" (3.02 x 2.77)

(Door off hall) Power points. Radiator. Fitted desk unit with drawers. Wall cupboards. Display cupboard.

Lounge

21'11" x 10'5" (6.7m x 3.2m)

2 Radiators. Power points. Television point. Fireplace with gas fire. Double glazed patio door to conservatory. Opening to

Dining Room

10'2" x 8'2" (3.1m x 2.5m)

Door to kitchen. Window overlooking conservatory. Power points. Radiator.

Kitchen

12'7" x 9'10" (3.86m x 3m)

Range of base units and wall cupboards. Tiled floor. Stainless steel 1 1/2 bowl sink unit. Gas burner hob. Extractor unit over. Integrated oven and microwave. Integrated fridge/freezer. Power points. Integrated dishwasher. Window overlooking conservatory. Door to

Utility Room

'L' shaped. Tiled floor. Base unit with stainless steel sink unit. Recess and plumbed for washing machine. Storage cupboards. Programmer for gas central heating and hot water. Door to conservatory.

Shower/WC (off Utility Room)

Shower cubicle. Wash hand basin. Low level WC suite. Tiled floor. Heated towel rail. Electric wall heater.

Integral Garage

15'8" x 9'3" (4.8m x 2.82m)

Gas meter & electric meter. Electric door. Inspection pit.

Conservatory

29'2" x 12'4" (8.9m x 3.78m)

Fully double glazed. Pitched ceiling with fans. 2x Radiators. Power points. Pair of doors to south facing rear garden. Single door to rear garden.

FIRST FLOOR

Access to roof space. Power points. Radiator. Built-in storage cupboard.

Front Bedroom

15'7" x 8'7" (max depth) (4.75m x 2.62 (max depth))

Reduced ceiling height in recess. Radiator. Power points.

Front Bedroom

12'0" x 10'4" (3.67m x 3.17m)

Radiator. Power points. Modern wardrobes with sliding doors incorporating 2 mirror fronted doors.

Back Bedroom

13'7" x 9'1" (4.16m x 2.78m)

Cupboard housing hot water tank. Radiator. Power points.



Back Bedroom

10' x 11' (3.05m x 3.35m)

Eaves cupboard for storage. Radiator. Power points.

Bathroom/WC

7'7" x 6'6" (2.32m x 1.99m)

'P' shaped panelled bath with mixer tap. Shower central unit. Screen shower door. Bidet. Low level WC suite. Pedestal wash hand basin. Heated towel rail. Tiled flooring. Tiled walls. Medicine cabinet.

OUTSIDE

Front Garden

approx 97' (approx 29.57m)

Sweeping in and out driveway (approx. 97' long) and parking for several cars. Total driveway length to detached garage 97'.

Rear Garden

approx 623'4" deep x 196'10" wide (approx 190' deep x 60' wide)

South facing rear garden. Screened by hedging and trees. Mainly laid to lawn areas. Established flower beds. Feature paths. Shed to rear..

Large Detached Garage

Electric door. Personal door. Power and light.

Greenhouse

23'7" x 9'8" (7.2m x 2.96m)

(Wood & Brick). Doors to front & rear.

Swimming Pool Building

31'0" x 16'0" (9.45m x 4.90)

(Positioned in centre of garden) Heated fully enclosed covered swimming pool (24' x 12') (pool max depth 5'6). Pitched ceiling. Shower cubicle. Built-in storage housing pump and filter for swimming pool. Oil boiler for heating the pool. Additional double glazed doors to garden.




Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) A</div></div>			<div><div></div><div>82</div></div>
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>		<div><div></div><div>67</div></div>	
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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