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107 Mickleburgh Hill, Herne Bay, CT6 6JZ

Offers In Excess Of £650,000

- Stunning Four Bedroom Detached Extended Family Home
- Close to Shops/Bus Routes/Amenities
- Open Plan Living with Extended Living Accommodation
- Spacious Rear Garden with Cabin to Rear
- No Onward Chain

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

info@kimberestates.co.uk
kimberestates.co.uk

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Centrally located, this delightful four-bedroom detached family home offers an exceptional living experience. The property has been thoughtfully extended, providing spacious accommodation that is perfect for family life.

Upon entering, you will find four well-proportioned reception rooms, allowing for versatile use whether for entertaining guests or enjoying quiet family time. The heart of the home is complemented by two modern bathrooms, ensuring convenience for all family members.

One of the standout features of this property is the cabin or work office located at the rear, providing an ideal space for those who work from home or require a quiet area for study. The generous rear garden is perfect for outdoor activities, gardening, or simply relaxing in the sun, while ample parking ensures that you and your guests will never be short of space.

This home is ideally situated close to local shops and amenities, making daily errands a breeze. For those who enjoy fitness, the nearby David Lloyd gym offers excellent facilities. Additionally, convenient bus routes are easily accessible, providing excellent transport links to the surrounding areas.

In summary, this four-bedroom detached home on Mickleburgh Hill is a wonderful opportunity for families seeking a spacious and well-located property. With its ample living space, outdoor options, and proximity to local conveniences, it is sure to appeal to a wide range of buyers.

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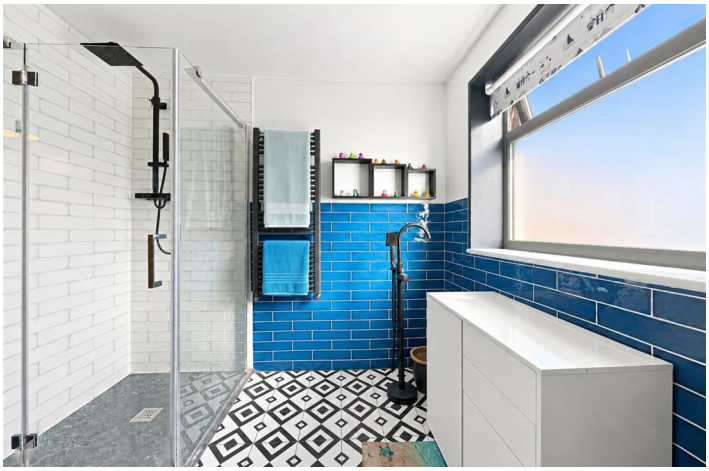
Council Tax Band: F



GROUND FLOOR

Entrance Porch
Slate tiled flooring, composite front door.

Entrance Hallway
Engineered oak flooring, radiator.

Cloakroom
Slate tiled flooring, radiator, wall mounted wash hand basin, low level WC, double glazed window to front.

Sitting Room
11'2 x 16'10
Engineered oak flooring, radiator, two double glazed window to front, open fire with oak surround, television point.

Family/Playroom
9'1 x 14'7
Double glazed window to side, under floor heating, door leading to:

Store Room
Power and lighting, currently used as office, double doors to front.

Kitchen/Diner
29'9 x 12'9
Modern fitted kitchen in a range of matching wall and base units with complementary oak work surfaces plus breakfast bar and exposed brick feature wall, tiled floor, spotlights, butler sink, space for dishwasher, fridge freezer, double oven with extractor fan above. Double glazed window to side. under floor heating, opening leading to:

Reception Room
19'7 x 10'10
Two Velux windows and bi-folding doors, tiled flooring, two radiators, spotlights, television point.

Utility Room
9'4 x 11'8
Matching wall and base units, boiler, stainless steel sink with mixer tap, space and plumbing for washing machine and tumble dryer, under floor heating, double glazed window and door to rear.

FIRST FLOOR

Landing
Loft access, storage cupboard.

Bedroom One
9'2 x 22'1
Radiator, two double glazed windows to side and front, door leading to:

En Suite
9'4 x 5'3
Heated towel rail, pedestal wash hand basin, low level WC, shower cubicle, double glazed frosted window to rear.

Bedroom Two
12'7 x 15'3
Radiator, double glazed window to front.

Bedroom Three
10'11 x 11'11
Radiator, double glazed window to rear, built in double wardrobe.

Bedroom Four
9' x 9'10
Radiator, double glazed window to front.

Bathroom
8' x 8'
Pedestal wash hand basin, low level WC, separate shower, double glazed frosted window to rear.

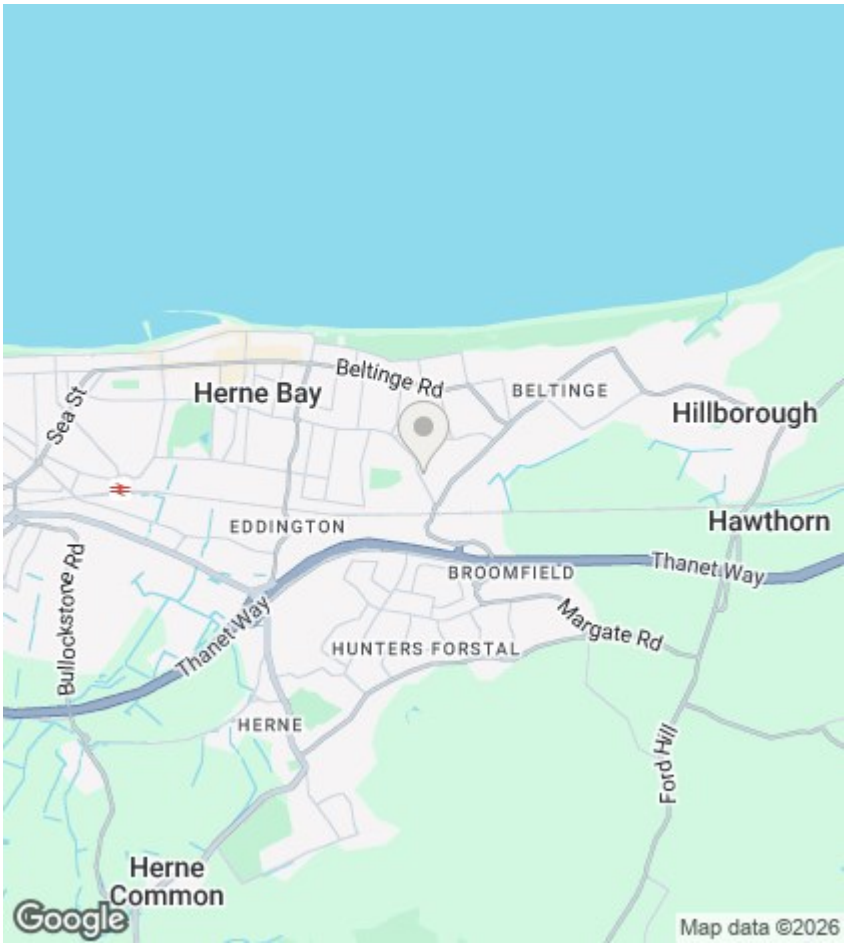
OUTSIDE

Rear Garden
Large landscaped rear garden mainly laid to lawn with decked area, built in swing/climbing frame, fenced perimeters.

Home Office/Gym Structure
9'2 x 9'2
Fully powered and lighting.

Front Garden
Block paved driveway providing off road parking.

COUNCIL TAX BAND F

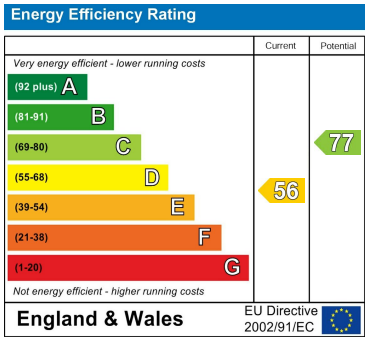


Viewings

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

EPC Rating:

D



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