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Mickleburgh Avenue, Herne Bay, CT6 6HB

£525,000

4 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

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KEY FEATURES

- Detached Family Home
- Four Bedrooms
- Tandem Garage & Off Road Parking
- Distant Sea Views
- Ensuite To Master Bedroom
- Large Open Plan Kitchen/Diner
- Spacious Rooms Throughout
- Modern Throughout

TENURE	Freehold
COUNCIL TAX	Band E
EPC RATING	C (71)











About this home

Situated on Mickleburgh Avenue in the popular coastal town of Herne Bay, this attractive four-bedroom detached house occupies a generous corner plot and is modern and beautifully presented throughout. Offering spacious and versatile accommodation, together with well-maintained gardens, a tandem garage and off-road parking, this property would make a fantastic family home.

Upon entering the property, you are welcomed by a spacious entrance hallway with stairs leading to the first floor. The generously proportioned lounge is situated at the front of the property and benefits from dual-aspect windows, allowing plenty of natural light to flood the room. A feature wood-burning stove creates a warm and inviting atmosphere, making this the perfect space to relax.

The impressive kitchen/diner is undoubtedly the heart of the home, featuring contemporary navy-blue units complemented by wood-effect worktops, integrated

There is ample space for a large dining table, making it ideal for family meals and entertaining guests. Bi-folding doors open into a delightful conservatory, which overlooks and provides access to the rear garden. A further door from the kitchen provides direct access to the garden, whilst a modern downstairs WC completes the ground floor accommodation.

On the first floor, there are four good-sized bedrooms, with the principal bedroom benefiting from its own en-suite shower room, dual-aspect windows and distant sea views. One of the bedrooms is currently utilised as a home office, demonstrating the versatility of the accommodation. A well-appointed family bathroom with a shower over the bath completes the first floor.

Externally, the property enjoys beautifully maintained wraparound gardens to the front, side and rear, featuring established trees, shrubs, colourful planting and lawned areas.

The enclosed rear garden boasts generous paved patio areas, providing the perfect setting for outdoor dining and entertaining. To the rear of the property is a driveway providing off-road parking and a tandem garage, with a personal door leading directly into the rear garden.

Mickleburgh Avenue is conveniently situated for access to Herne Bay town centre, local schools, shops and everyday amenities. The picturesque seafront, historic Clock Tower, Herne Bay Pier and Memorial Park are all within the surrounding area, whilst the nearby Reculver Towers and coastal walks provide excellent opportunities to enjoy the Kent coastline. Herne Bay railway station offers services to London, and the A299 provides convenient road links to Whitstable, Canterbury and the wider motorway network.

An internal viewing is highly recommended to fully appreciate the generous accommodation, attractive gardens and excellent presentation of this wonderful family home.





















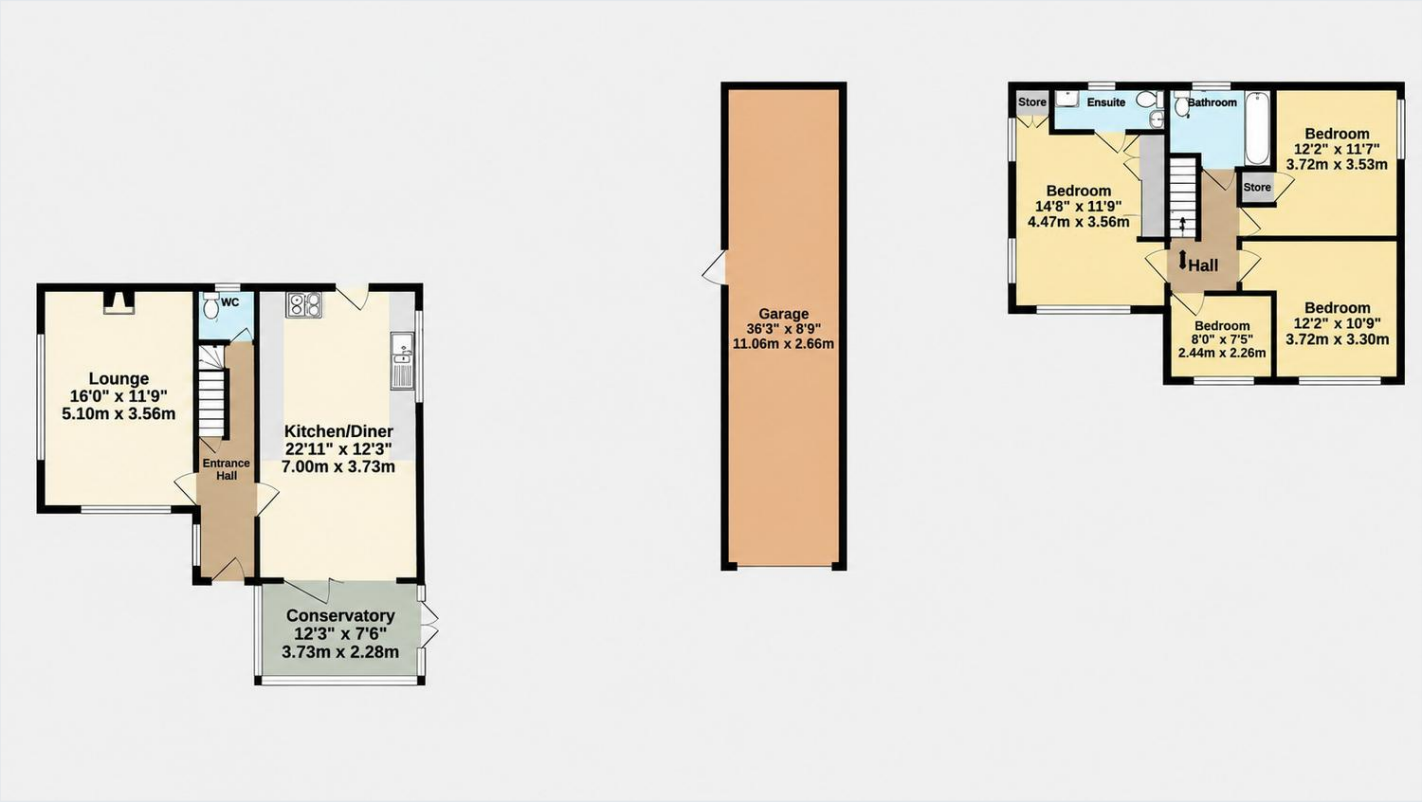

Key information

APPROX. FLOOR AREA

1,356 sq ft (126 sq m)

EPC RATING

C (71)

COUNCIL TAX

Band E

TENURE

Freehold

Take the 3D tour

Scan to walk through this home online, any time.

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112 High Street, Herne Bay, Kent CT6 5JY
01227 362248 · mail@davidclarke.co.uk
davidclarke.co.uk

Important notice: these particulars are a general guide only and do not form part of any offer or contract. Descriptions, measurements, floor areas and floorplans are approximate and for illustration only, and should not be relied upon as statements of fact. Services, systems and appliances have not been tested and no guarantee is given as to their condition or working order. Fixtures and fittings are only included if mentioned. Buyers should make their own enquiries and inspection before proceeding.

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Take the 3D tour

Scan with your phone camera to walk through this home, any time.

Arrange a viewing

Call 01227 362248 or email mail@davidclarke.co.uk

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