

# KE



12 Mandarin Lane, Stillwater Park, Herne Bay, CT6 5RF

£625,000

- Built in the style of the popular Kingsdown design
- Spacious kitchen/breakfast/family room – ideal for entertaining
- Ideal for growing families or home working
- Well-balanced and versatile living space throughout
- Lovely Timber Summerhouse Currently Used As A Bar
- Impressive five-bedroom detached family home
- Separate living room and additional reception space
- Brand New Bathroom And Two En-Suites
- Close To Herne Bay High School

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# 12 Mandarin Lane, Herne Bay CT6 5RF

Situated within the highly sought-after development of Stillwater Park, in the popular coastal town of Herne Bay, this substantial five-bedroom home, built in the style of the well-regarded Kingsdown design, offers generous and well-balanced accommodation ideally suited to family living.

The property presents an attractive, traditional exterior, while internally offering spacious accommodation across two floors. The ground floor comprises a generous lounge, conservatory, separate dining room, and a large kitchen/breakfast room, providing excellent scope for modernisation and the potential to create a contemporary open-plan living space.

Upstairs, the property continues to impress with five well-proportioned bedrooms. The principal bedroom benefits from its own en-suite bathroom, with a second en-suite shower room serving bedroom two, in addition to a family bathroom, ensuring convenience for busy households.

While the property would benefit from updating, it offers an exciting opportunity for buyers to personalise and add value, creating a superb long-term family home.

Further benefits include a double garage, private garden, and a prime position within easy reach of highly regarded local schooling including Herne Bay High School, as well as local amenities and transport links such as Herne Bay railway station.



Council Tax Band:



## **Reception Hall**

### **Study**

8'8 x 8'1

### **Cloakroom**

### **Sitting Room**

15'3 x 13'12

### **Conservatory**

12'3 x 7'5

### **Kitchen-Breakfast Room**

16'8 x 14'2

### **Utility Room**

6'7 x 5'7

### **Galleried Landing**

### **Primary Bedroom**

14'5 x 13

### **En-suite Bathroom**

9'9 x 7'5

### **Bedroom Two**

15' max x 14'2

### **En-Suite Shower Room**

### **Bedroom Three**

10'8 x 10

### **Bedroom Four**

12'8 max x 10'4

### **Bedroom Five**

10' x 9'6

### **Famiy Bathroom**

9'2 x 6'10

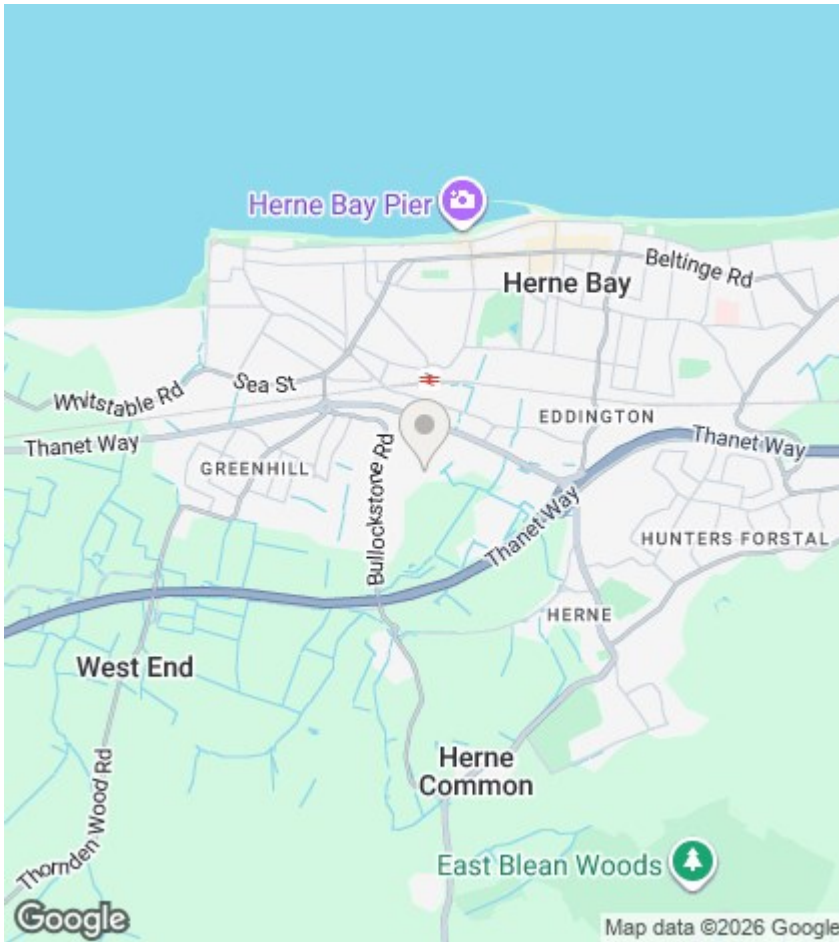
### **Rear Garden**

approx 35 x 45

### **Double Garage**

**Open plan frontage and double driveway**

**COUNCIL TAX BAND F**



## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor  
Approximate Floor Area  
1291.02 sq. ft.  
(119.94 sq. m)



First Floor  
Approximate Floor Area  
1120.2 sq. ft.  
(104.07 sq. m)

TOTAL APPROX FLOOR AREA 2411.22 SQ. FT. (AREA 224.01 SQ. M)  
Measurements are approximate. Not to scale. Illustrative purposes only.