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107 Mickleburgh Hill, HERNE BAY, CT6 6JZ

£700,000

- Stunning four bedroom detached extended family home
- Close to shops/bus routes/amenities
- Open plan living with extended living accommodation
- Good size rear garden with cabin to rear
- No onward chain

107 Mickleburgh Hill, HERNE BAY CT6 6JZ

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.

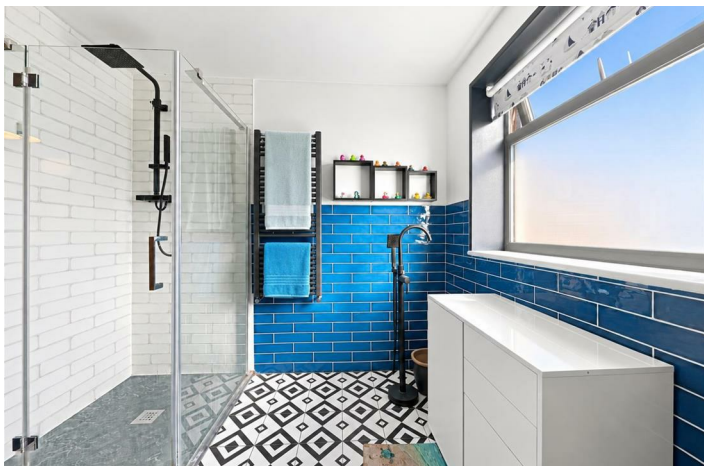
One of the standout features of this property is the cabin or work office located at the rear, providing an ideal space for those who work from home or require a quiet area for study. The generous rear garden is perfect for outdoor activities, gardening, or simply relaxing in the sun, while ample parking 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.



Council Tax Band:



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.

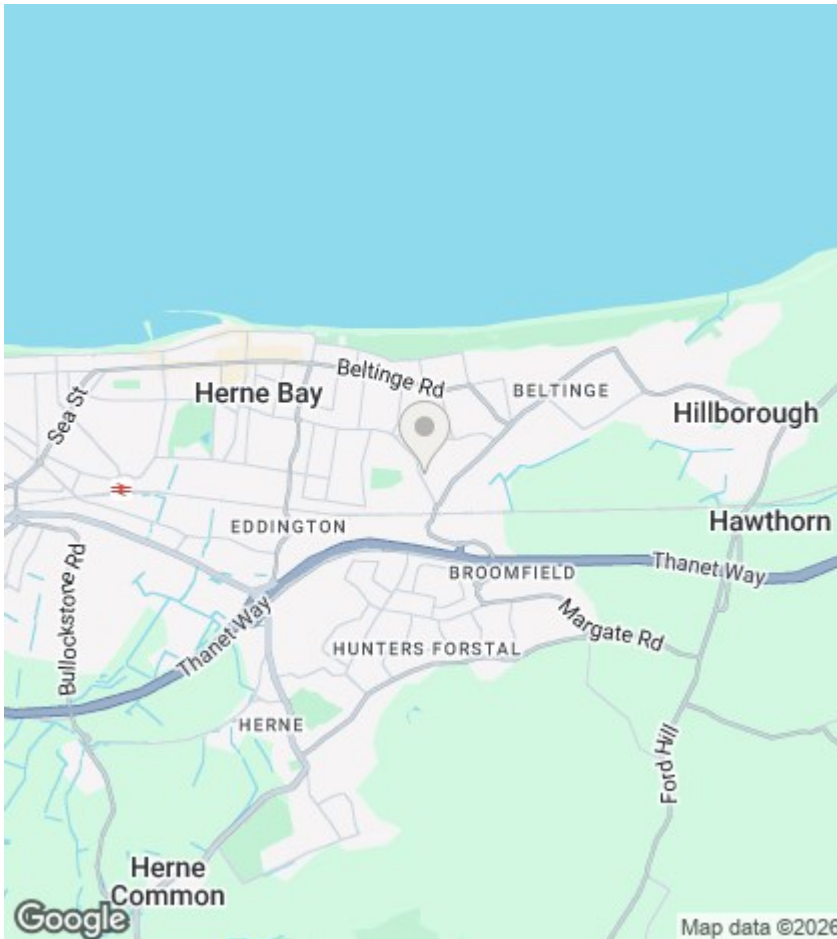
Home Office/Gym Structure

9'2 x 9'2

Fully powered and lighting.

Front Garden

Block paved driveway providing off road parking.



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	77
England & Wales		EU Directive 2002/91/EC

