

KE



10 Mandarin Lane, Herne Bay, CT6 5RF

£700,000

- 5 bedroomed detached executive family home
- Large lounge with log burner
- Beautiful open plan kitchen/breakfast/diner
- Two bedrooms with en suite
- Air conditioned units throughout

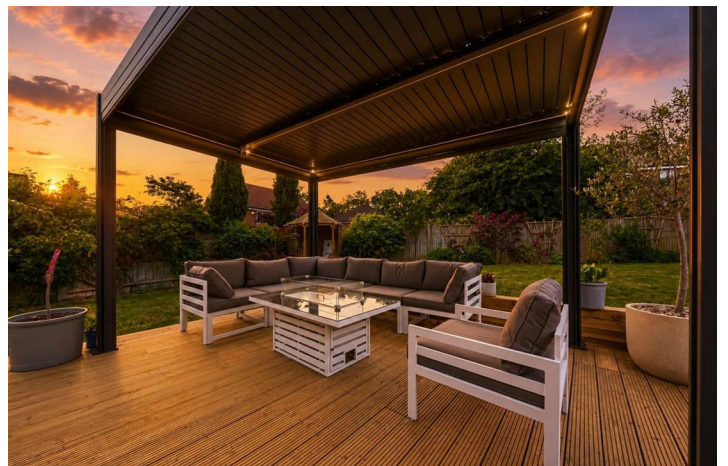
10 Mandarin Lane, Herne Bay CT6 5RF

This substantial executive 5 bedroomed family home is located within the exclusive Stillwater Park development. Offering spacious living accommodation which the current owners have modernised offering a kitchen/breakfast/dining space which is very much the hub of the home and perfectly designed for everyday family living, as well as a separate utility room, lounge with wood burner offering that cozy feel and bi fold doors from both the kitchen and living room to the rear garden and office/playroom. The large entrance hall provides an immediate sense of grandeur with a balustrade staircase inviting you to a galleried landing leading to 5 double size bedrooms 4 of which offering fitted wardrobes. The master suite has modernised en-suite bathroom offering a separate free standing bath and shower, plus twin basins offering a touch of class. The 2nd bedroom has the benefit of a modern fitted en suite as well which is perfect for the growing family. A family bathroom with bath and shower cubicle completes the first floor.

Outside the property has a well kempt rear garden which is mainly laid to lawn with a decking area. A block paved driveway provides ample off-road parking and leads to a double integral garage with electric doors. The property also offers the benefit of water softener, solar panels and air conditioning units throughout the property.



Council Tax Band:



Hallway

Front door, cupboard under stairs

Study

8'7' x 8'

Double glazed window to front

Cloakroom

Double glazed window to side, low flush wc, wash hand basin

Kitchen/dining room

25'5' x 18' max

Double glazed window to side and rear with bi fold doors to rear garden, sink and drainer with selection of matching wall and base units, fitted double ovens and hob, integral dishwasher, integral wine fridge, space for american fridge freezer

Utility room

5'7' x 7'2'

Double glazed door to side, sink and drainer with selection of matching wall and base units

Sitting room

15'4' x 13'11

Wood burner

Conservatory

7' x 12'2'

Bi fold doors to rear garden

Integral double garage

17'9' x 17'5'

Double glazed door to side, electric double doors

Galleried landing

Storage cupboard

Bedroom 1

14'4' x 12'1'

Double glazed window to front, fitted wardrobe

En suite

9'8' x 7'6'

Double glazed window to side, low level wc, twin sinks with cupboards under, free standing bath and corner shower cubicle

Bedroom 2

11'5' x 12'

Double glazed window to front, fitted wardrobe

En suite

Double glazed window to side, low level wc, wash hand basin, shower cubicle

Bedroom 3

12'8' x 10'8'

Double glazed window to rear

Bedroom 4

10'10' x 10'3'

Double glazed window to rear, fitted wardrobe

Bedroom 5

10'8' x 6'7'

Double glazed window to rear, fitted wardrobe

Bathroom

9'3' x 6'8'

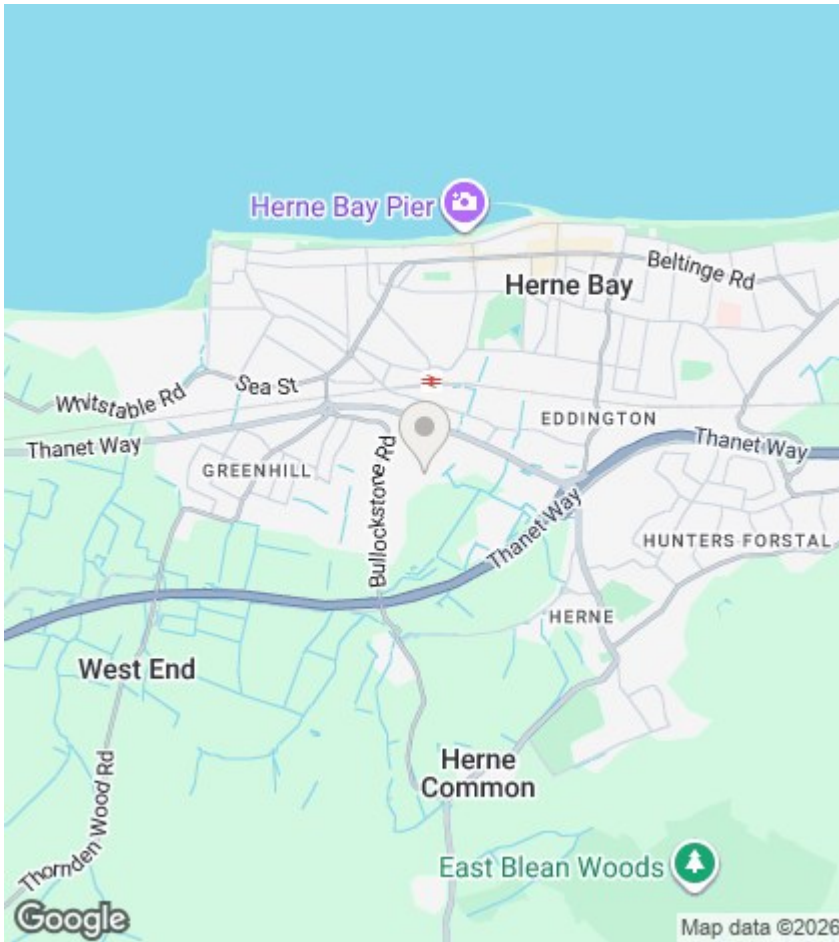
Double glazed window to side, wash hand basin, low level wc, free standing bath, corner shower cubicle

Rear Garden

Side access, raised decking area, laid to lawn with shrub borders, gazebo

Front Garden

Block paved driveway allowing plenty of off street parking



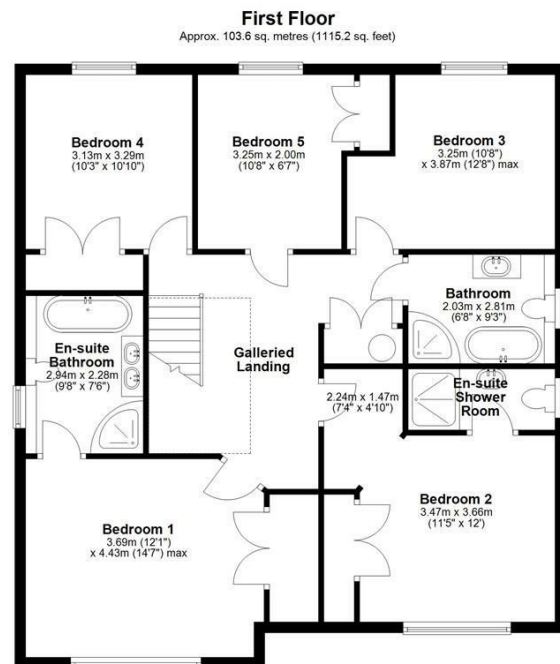
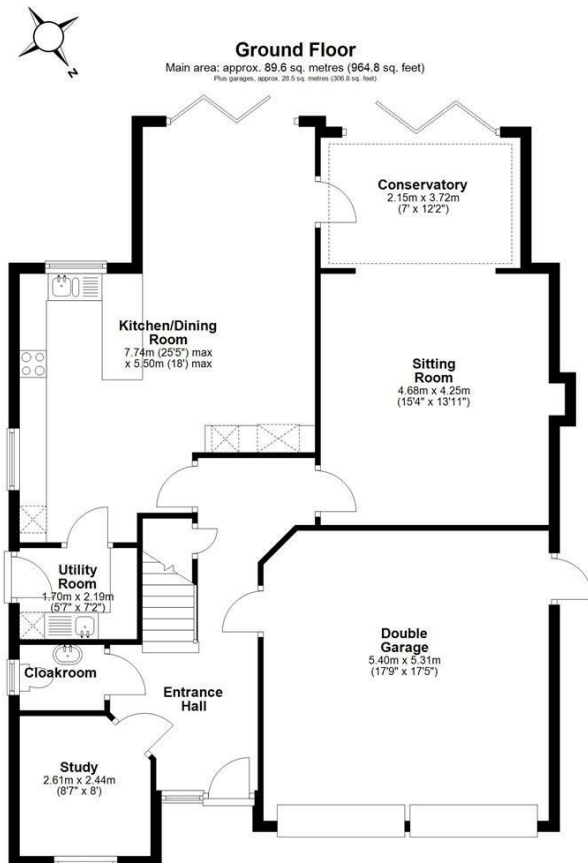
Viewings

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

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Main area: Approx. 193.2 sq. metres (2080.0 sq. feet)
Plus garages, approx. 28.5 sq. metres (306.8 sq. feet)