



TOTAL APPROX FLOOR AREA 1479.49 SQ. FT. (AREA 137.45 SQ. M)  
Measurements are approximate. Not to scale. Illustrative purposes only.

KE

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27 KINGFISHER COURT, HERNE BAY, KENT.  
CT6 7PL

£475,000  
Freehold

## ABOUT THE PROPERTY

### STUNNING FOUR/FIVE BEDROOM DETACHED HOME IN GREAT LOCATION.

Kimber Estates are delighted to offer this fantastic four/ five bedroom house which is conveniently situated just a stones throw from Herne Bay High School and tucked away in a quiet residential cul-de-sac location. The property is well presented throughout and has undergone some major renovation works now offering large open-plan ground floor accommodation with a contemporary design. Inside the property, the downstairs offers an entrance hall, cloakroom, large open plan kitchen/dining room, living room and bedroom five or study, depending on your needs. Upstairs there are four bedrooms with en-suite to the main bedroom and a modern family bathroom. Outside there is an attractive, low maintenance rear garden and off road parking to the front.

## FEATURES

- STUNNING 4/5 BEDROOM DETACHED HOME
- OFF ROAD PARKING
- BEAUTIFULLY PRESENTED
- GREAT LOCATION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	69	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Ground Floor

### Reception Hallway

Double glazed window to side, storage cupboard, radiator, Porcelain tiled flooring.

### Cloakroom

White suite comprising vanity sink unit, low level WC, double glazed window to rear, Porcelain tiled flooring.

### Open Plan Arrangement:

#### Kitchen/Diner

27' 1" x 24' 9" (8.26m x 7.54m) A beautifully presented fitted kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled splash backs, one and a half bowl sink unit, integrated following appliances - dishwasher, tumble dryer, washing machine, double oven with induction hob and extractor canopy over, fridge freezer. Double glazed bay window to front with bay seat. Porcelain tiled flooring throughout.

#### Lounge

Large open planned arrangement, double glazed bay window to front, radiator, Porcelain tiled flooring.

#### Bedroom Five/Study

11' 0" x 8' 11" (3.35m x 2.72m) Double glazed doors to rear, radiator, Porcelain tiled flooring.

## First Floor

### Landing

Substantial landing, fitted carpet and loft access double glazed window to side and storage cupboard.

#### Bedroom Four

8' 9" x 7' 0" (2.67m x 2.13m) Double glazed window to front, single built in wardrobe, radiator, fitted carpet.

#### Shower Room

White shower suite comprising, floor to ceiling tiled throughout, heated towel rail, vanity wash hand basin, low level WC, walk in shower with double glazed window to rear.

#### Bedroom Two

11' 9" x 11' 5" (3.58m x 3.48m) Double glazed window to front, radiator, fitted carpet.

#### Bedroom Three

11' 5" x 6' 11" (3.48m x 2.11m) Double glazed window to rear, radiator, fitted carpet.

#### Bedroom One

15' 8" x 10' 11" (4.78m x 3.33m) Double glazed window to front, Three double built in wardrobes, radiator, fitted carpet.

#### En-Suite Shower Room

White bathroom suite comprising, floor to ceiling tiled, heated towel rail, vanity wash hand basin, panelled bath, walk in double shower cubicle, double glazed window to rear.

## Outside

### Rear Garden

Appealing well presented garden, mainly laid with AstroTurf, Paved seating areas with side access. Gate to driveway. Enclosed with fencing

### Front Garden

Printed concrete with driveway for several cars extending down the side of the property and leading to the garage.

### Garage

Up and over door with power and lighting.

### Council Tax Band E

### NB

At the time of advertising these are draft particulars awaiting approval of our sellers.

