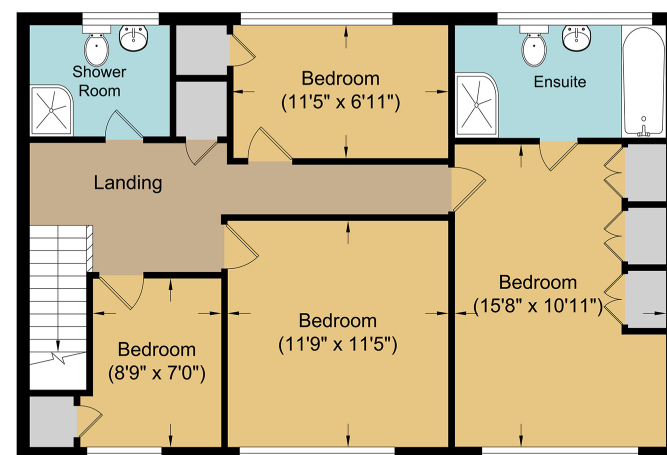


Ground Floor  
Approximate Floor Area  
758.42 sq. ft.  
(70.46 sq. m)



First Floor  
Approximate Floor Area  
721.07 sq. ft.  
(66.99 sq. m)

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



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

**£525,000**  
**Freehold**

Herne Bay - 106, High Street, Herne Bay, CT6 5LE - 01227 389 998 - hernebay@kimberestates.co.uk

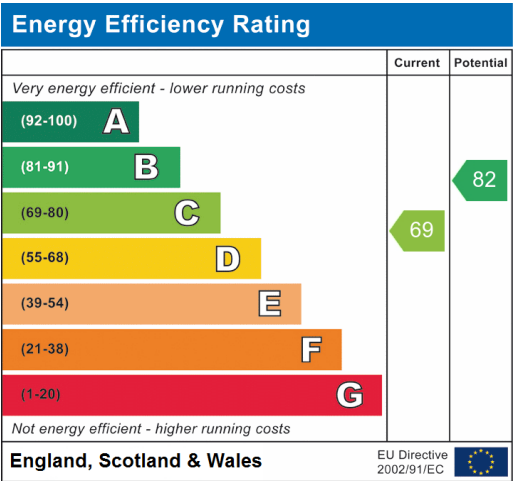
ABOUT THE PROPERTY

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
  - BEAUTIFULLY PRESENTED

- OFF ROAD PARKING
  - GREAT LOCATION



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.

