



74 Mickleburgh Hill, Herne Bay, Kent, CT6 6DX

£535,000 Freehold

This beautiful detached family home with garage and parking to the rear, situated on a elevated plot with stunning sea views must be viewed. Being within walking distance to both Herne Bay and Beltinge, this property is located close to all amenities. The downstairs accommodation consists of a kitchen/breakfast room which is definitely the hub of the home plus you also have a large lounge/diner which has doors out to the rear garden, a modernised shower room to complete the generous ground floor. The first floor presents four good size bedrooms and a family bathroom. The rear garden offers a good degree of privacy and a sunny aspect whilst a driveway provides off road parking and garage to the rear.

Ground Floor

Entrance Hall

Front entrance door, staircase to first floor, radiator, tiled flooring.

Lounge

26' 0" x 12' 7" (7.92m x 3.84m) Double glazed bay window to front, double glazed patio doors to rear leading to the garden, open feature fireplace, two radiators.

Dining Room

12' 5" x 9' 7" (3.78m x 2.92m) Double glazed window to front, two radiators, tiled flooring, opening to:

Kitchen

11' 9" x 9' 7" (3.58m x 2.92m) Modern fitted kitchen comprising of a range matching wall and base units with complementary work surfaces over, stainless steel sink and drainer unit, integral double oven, electric hob, integral microwave, integral fridge freezer, tiled flooring, double glazed window to rear, double glazed door to side leading to the garden.

Shower Room

Corner shower, pedestal wash hand basin, low level WC, radiator, partially tiled walls, double glazed frosted window to rear.

First Floor

Landing

Access to loft.

Bathroom

9' 8" x 6' 9" (2.95m x 2.06m) Panelled bath with shower attachment, pedestal wash hand basin, low level WC, radiator, built in cupboard, partially tiled walls.

Bedroom One

13' 3" x 12' 7" (4.04m x 3.84m) Double glazed window to front, radiator, built in wardrobes.

Bedroom Two

11' 4" x 9' 6" (3.45m x 2.90m) Double glazed window to front, built in wardrobe.

Bedroom Three

11' 4" x 9' 4" (3.45m x 2.84m) Double glazed window to rear, built in wardrobe, radiator, pedestal wash hand basin.

Bedroom Four

9' 8" x 6' 9" (2.95m x 2.06m) Double glazed window to rear, radiator, built in wardrobes.

Outside

Rear Garden

Mainly laid to lawn, paved patio area, raised decking area, pergola, summerhouse, office/cabin.

Front Garden

Extensive frontage, mainly laid to lawn, mature trees and shrubs.

Garage and Driveway Providing Off Road Parking

Council Tax Band D

NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	