

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

40 MILL LANE, HERNE BAY, KENT. CT6 7EB

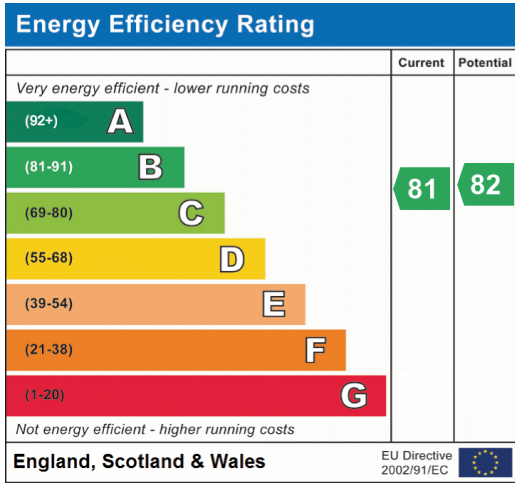
Offers in Excess of
£550,000
Freehold

ABOUT THE PROPERTY

Set in the heart of the picturesque and sought-after village of Herne, this impressive family home offers a rare combination of space, style, and location. Herne is renowned for its friendly community atmosphere, charming historic character, and exceptional local amenities. With a well-regarded primary school just a short walk away and regular bus services connecting you to the vibrant seaside town of Herne Bay, the artistic haven of Whitstable, and the historic Cathedral City of Canterbury. The house itself is thoughtfully laid out, offering spacious and elegant accommodation that caters to the needs of modern family life. On the ground floor, you are welcomed into a bright and inviting hallway that leads into a series of well-proportioned living areas. These include a generous lounge, a separate dining area with plenty of natural light—perfect for family meals and special occasions. The kitchen is fitted with a range of quality units and ample workspace, with views and access out to the rear garden. The layout provides excellent flow and functionality, with potential for further personalization or extension, subject to the usual planning permissions. Upstairs, there are three spacious double bedrooms, a large appointed shower room and a separate family bathroom on the first floor. The second floor hosts an additional, generously sized double bedroom that spans the width of the house. This versatile space is perfect as a principal bedroom, guest suite, or even a dedicated home office or hobby room. There is ample scope here to create an en-suite shower room or walk-in wardrobe if desired, making it an ideal future-proofed addition to the home. One of the standout features of this property is undoubtedly the rear garden. Extending to an impressive size and benefitting from a sunny aspect, this private outdoor haven is perfect for families, gardeners, and those who love to entertain. Additional highlights include the large integral tandem garage, which is more than capable of housing two vehicles. The garage also features a remote-control roller door, power and lighting, and an electric car charging point. An early viewing is strongly recommended to fully appreciate all this home has to offer.

- FEATURES
- Detached Family Home
 - Set Over Three Floors
 - Incredible Sunny Rear Garden

- Ample Driveway For Several Vehicles
 - Large Garage with Plenty Storage



Ground Floor

Entrance Porch

Front entrance door, further door to:-

Entrance Hall

Staircase to first floor.

Cloakroom

Low level WC, wash hand basin, partially tiled walls, double glazed frosted window to the side.

Kitchen

Range of fitted high gloss units with complementary work tops, 'Neff' induction and extractor fan plus two adjacent 'Neff' eye level ovens and grills. One and half bowl stainless steel drainer unit with Kooker boiler tap, integral dishwasher, double glazed door to rear leading the the garden.

Utility Room

Stainless steel sink and drainer unit, plumbing for washing machine, floor and wall cabinets, double glazed window to side.

Lounge

Double glazed window to front, radiator, feature fireplace, television point door to garage plus bi-folds to conservatory.

Conservatory

Double glazed bi-fold door leading to the garden, tiled flooring, radiator.

Dining Room

Double glazed window to front, radiator in decorative cover.

First Floor

First Floor Landing

Staircase to second floor.

Bedroom Two

Double glazed window to front, built in double wardrobe with mirror fronted sliding doors plus further range of fitted floor to ceiling wardrobes.

Bedroom Three

Double glazed window to front, range of built in double wardrobes with mirror fronted sliding doors.



Bedroom Four

Double glazed window to rear, radiator.

Shower Room

Double corner shower with mains fed fitted shower, his and hers sink units, fitted storage and low level WC, tiled flooring, heated towel rail, double glazed frosted window to rear.

Bathroom

Panelled bath with electric shower, wash hand basin set in vanity unit, low level WC, heated towel rail, fully tiled walls, double glazed frosted window to side, built in airing cupboard housing factory lagged hot water tank.

Second Floor

Second Floor Landing

Double glazed frosted window to side, eaves access.

Bedroom One

Double glazed frosted window to rear plus double glazed skylight windows, eaves access, air conditioning unit.

Outside

Garage

Tandem double garage, double glazed door to rear, remote control roller door to front, power and light, electric car charger.

Rear Garden

90' 0" x 88' 0" (27.43m x 26.82m). Laid to lawn, well stocked borders, timber garden shed, access to front, outside tap, exterior lighting and CCTV.

Council Tax Band F

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

