



Total Area: 164.6 m² ... 1772 ft²
All measurements are approximate and for display purposes only



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

65 MICKLEBURGH AVENUE, HERNE BAY,
KENT. CT6 6HB

£575,000
Freehold

ABOUT THE PROPERTY

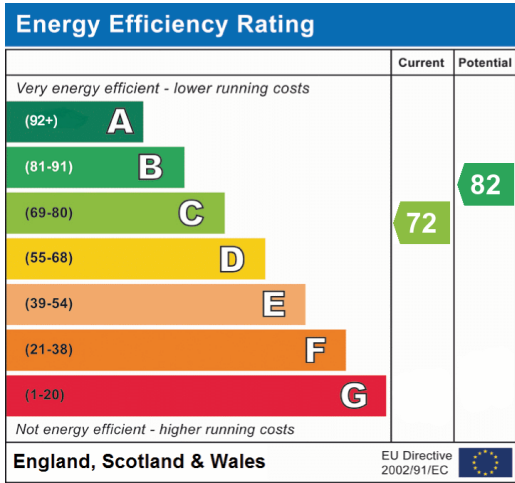
A striking contemporary home has been modernised throughout the spectacular open-plan living/dining and kitchen is the hub of the home, an extremely sociable area to entertain from with sliding doors sprawling across the rear of the property, bringing the outside inside. The bespoke kitchen is simply stunning with black satin units and soft gold undertones. Here you will find integrated designer appliances and beautiful solid quartz work surfaces. The fourth bedroom is double in size but can also be used a separate sitting room whilst a study with a unique double height picture window adds further versatility to this unique home. A large utility room matches the kitchen suite and a cloakroom concludes the ground floor. A glass panelled staircase rises to the first floor where three further bedrooms are found. The impressive 'Master Suite' boasts a dressing room and a luxury en-suite shower room with 'His & Hers' vanity units. The second bedroom also benefits from a en-suite with stunning tiling and far reaching views across the town and towards the sea are enjoyed from the rear. A beautiful family bathroom completes this family home. The rear garden benefits from a westerly aspect, basking in sunshine throughout the day with a large decked seating area spanning the entire width of the property. Steps then lead down to a formal lawn offering plenty of room for the children to play. A large block paved driveway provides extensive off-road parking to the front. Situated within a sought after road on the desirable east side of Herne Bay, this stunning home must be seen internally to appreciate the quality of finish and high specification on offer.

- FEATURES
- Contemporary Decor Throughout

Four/Five Bedroom Detached Family Home

Stunning Views Across Herne Bay and Beyond

Two En Suite Shower Rooms



GROUND FLOOR

Entrance Hallway

Power coated aluminium front entrance door, Designer radiator, glass balustrade staircase leading to first floor, Amtico flooring.

Cloakroom

Suite in white comprising wash hand basin, low level WC with splash back tiling.

Bedroom Four

12' 3 x 12' 2 (3.74m x 3.71m)
Double glazed windows to front and side, designer radiator, Amtico flooring.

Bedroom Five/ Study

10' 6 x 8' 4 (3.21m x 2.54m)
Large double glazed picture window to front, designer radiator, Amtico flooring.

Kitchen/Breakfast Room

24' 5 x 11' 4 (7.45m x 3.46m)
Range of black satin wall and base units arranged on two walls with quartz work surfaces over and quartz splash back above, stainless steel sink unit with drainer grooves, central island unit with quartz work surfaces and breakfast bar with cupboards under, AEG induction hob and sunken touch sensitive AEG extractor, two eye-level built in NEFF fan assisted electric double ovens, integrated dishwasher and fridge freezer, designer radiator, Amtico flooring. Open plan to:

Lounge-Diner

23' 11 x 9' 8 (7.29m x 2.95m)
Three double glazed sky lights, designer radiator, television point, thermostat control for central heating, double glazed patio doors to rear garden, Amtico flooring.

Total Open Plan Living/Dining & Kitchen Space - 24' 6 x 23' 11 (7.47m x 7.29m)

Utility Room

Range of black satin wall and base units with quartz work surfaces, stainless steel sink unit, space and plumbing for washing machine and tumble dryer, wall mounted combination gas boiler, Amtico flooring, door to rear garden.

FIRST FLOOR

Landing

Double glazed window to front.



Bedroom One

11' 6 x 11' 6 (3.51m x 3.51m)
Double glazed corner window to side and rear with views across town and towards the sea, designer radiator.

Dressing Room

7' 9 x 6' 6 (2.37m x 1.99m)
Double glazed window to rear, built in contemporary wardrobe cupboards with shelves, drawers and hanging space, designer radiator.

En-Suite Shower Room One

8' 2 x 6' 10 (2.49m x 2.09m)
White suite with walk in double shower cubicle, 'His and Hers' contemporary wash hand basins set into vanity units, low level WC, heated towel rail, double glazed frosted window to front, porcelain tiled floor.

Bedroom Two

11' 7 x 10' 7 (3.54m x 3.23m)
Double glazed window to rear with views across town and towards the sea, designer radiator, built in double wardrobe cupboards with shelves and hanging space.

En-Suite Shower Room Two

White suite comprising fully tiled shower cubicle, wash hand basin set into vanity unit, low level WC, extractor fan.

Bedroom Three

9' 11 x 7' 0 (3.03m x 2.14m)
Double glazed window to front, designer radiator.

Bathroom

Contemporary suite in white comprising low level WC, wash hand basin set into vanity unit, freestanding bath, heated towel rail, double glazed frosted window to side, extractor fan, marble tiled floor.

OUTSIDE

Rear Garden

With a westerly aspect mainly laid to lawn, large decked seating area spanning the entire width of the property, external power points, large timber shed with double glazed French doors and windows.

Driveway

Large block paved driveway providing extensive off-road parking. Wheelchair friendly path to side with raised flower bed borders.

COUNCIL TAX BAND E

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

