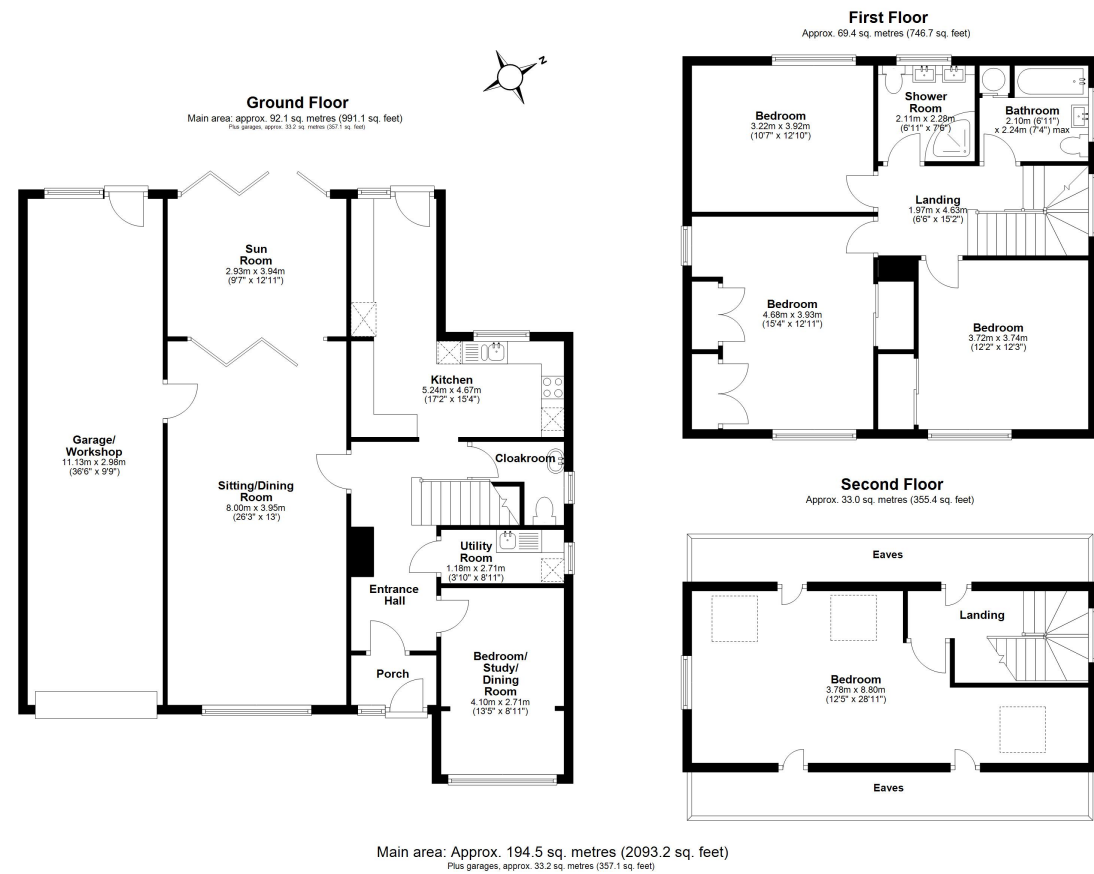




KE



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

£585,000  
Freehold



## ABOUT THE PROPERTY

This beautiful family home sits in a wonderful location in the village of Herne, a sought after place to live with a superb school, regular bus links into coastal Herne Bay, Whitstable town and the historic Cathedral City of Canterbury. The house itself offers elegant ground floor living space with rooms of elegant proportions with three double bedrooms, a large shower room plus bathroom whilst to the second floor is a further great size bedroom which could easily be altered to create the addition of an en-suite shower room. The rear garden is worthy of a mention given the size and sunny aspect, it really does take your breath away. The integral garage is a tandem garage, easily a double with electric car charging point, remote control roller door, power and light.

## FEATURES

- Detached Family Home
- Set Over Three Floors
- Incredible Sunny Rear Garden
- Ample Driveway For Several Vehicles
- Large Garage with Plenty Storage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	81	82
(69-80)	<b>C</b>		
(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

### 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

