



## 31 Kingfisher Court, Herne Bay

In Excess of £500,000

# 31 Kingfisher Court

Herne Bay, Herne Bay

IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME ON A QUIET CUL-DE-SAC JUST A SHORT WALK FROM THE SCHOOL...

The home is situated on a generously sized plot, the driveway offers parking for a number of cars in addition to a garage and car port.

Entering into the hallway, there are three reception rooms, the first has been used as an office but is currently used as a play room, looking onto the front garden via box bay window. The next reception was a dining room, and is also currently used as a children's play room. There is a convenient downstairs cloakroom.

The bright and welcoming sitting room is decorated in the same neutral tones that run throughout the house and benefits from sliding doors leading out to the rear garden and new composite decked area and pergola. Finishing off the downstairs is the stylish modern fitted kitchen, with quality fitted appliances including a Bosch electric oven and hob, integrated microwave and dishwasher. There is a handy utility room that is accessed from both the garage and the rear garden and offers plumbing and drainage for utilities.

The first floor offers four bedrooms and a family bathroom, all accessed via a turned staircase with an attractive arched feature window allowing plenty of natural light. The master bedroom overlooks the rear of the property and benefits from fitted wardrobes and an en-suite shower room, bedroom two also has fitted wardrobes, with bedrooms three and four both being good sized rooms.

The rear garden is a real sun trap and has patio, lawn and is bordered by mature shrubs. The garden has outdoor lighting, a water tap and side access to the front of the property.

- Detached House
- Four Bedrooms
- En-suite
- Renovated





## Ground Floor

### Office

Dimensions: 2.65m x 2.01m (8'8" x 6'7").

### Playroom/Dining Room

Dimensions: 2.58m x 3.56m (8'5" x 11'8").

### Lounge

Dimensions: 3.55m x 4.47m (11'7" x 14'7").

### Kitchen

Dimensions: 2.60m x 5.11m (8'6" x 16'9").

### Utility Room

Dimensions: 2.6m x 1.83m (8'6" x 6'0").

### Cloakroom

Dimensions: 0.85m x 2.37m (2'9" x 7'9").

## First Floor

### Landing

### Bedroom One

Dimensions: 2.56m x 3.96m (8'4" x 12'11").

### Bedroom Two

Dimensions: 2.32m x 3.02m (7'7" x 9'10").

### Bedroom Three

Dimensions: 3.69m x 2.98m (12'1" x 9'9").

### Bedroom Four

Dimensions: 2.61m x 2.55m (8'6" x 8'4").

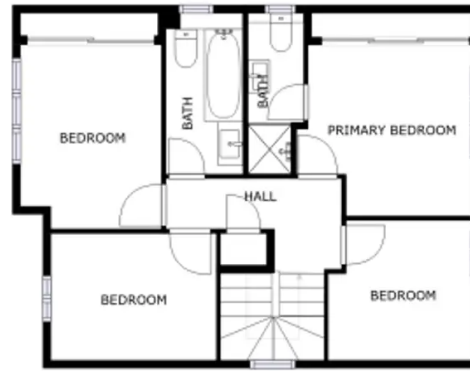
### En-suite

Dimensions: 1.00m x 2.93m (3'3" x 9'7").

### Bathroom

Dimensions: 2.93m x 1.40m (9'7" x 4'7").





FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 644 sq. ft, FLOOR 2: 554 sq. ft  
EXCLUDED AREAS: , DECK: 155 sq. ft  
TOTAL: 1198 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)