



27 Nurserylands, Herne Bay  
£625,000



# 27 Nurserylands

Herne Bay, Herne Bay

Miles and Barr Exclusive are excited to present this immaculately presented, four bedroom detached family home, with the bonus of large double garage, located at the end of a quiet cul-de-sac, with beautiful views across a stream and protected field to the rear. You enter the home into a spacious and welcoming entrance hallway that has a downstairs cloakroom and then opens up into a central foyer with useful storage cupboards. To the left-hand side of the home is large light and airy double aspect lounge with floor to ceiling windows looking out to the garden, dining room/second sitting room with double French doors leading out to the garden. To the right-hand side is a large office to the front, with a lovely private view out to the tree lined verge, that could easily act as a fifth bedroom, with large modern fitted kitchen to the rear offering ample work surface and storage space, integrated units and side door leading out. Upstairs is a spacious landing giving access to one large single bedroom and a double bedroom to the front, an airing cupboard, then the two large double bedrooms to the rear looking out across the garden, to the beautiful field views. All of the double bedrooms have built-in storage, with the master bedroom having large shower en-suite which completes the internal accommodation. The huge double garage, which there is internal access to, with the current owners using it as a studio/gym, but of course would work for a multitude of purposes, with the current owners having even considered converting the space and extending above it, all of which would be possibilities subject to the correct planning applications and consents. The garden is westerly facing with a patio area to make the most of the afternoon/evening sun. The location is ideal for families with great access to schools, transport links and other local amenities all within comfortable walking distance.





## Ground Floor

### Entrance

### Study

9' 5" x 8' 12" (2.88m x 2.74m)

### Kitchen

13' 1" x 9' 10" (3.98m x 2.99m)

### Dining Room

13' 1" x 10' 11" (3.98m x 3.34m)

### Living Room

15' 11" x 12' 10" (4.84m x 3.9m)

## First Floor

### Bedroom

13' 10" x 10' 7" (4.22m x 3.22m)

### En-Suite

### Bedroom

13' 1" x 9' 11" (3.98m x 3.03m)

### Bedroom

10' 9" x 9' 2" (3.28m x 2.8m)

### Bedroom

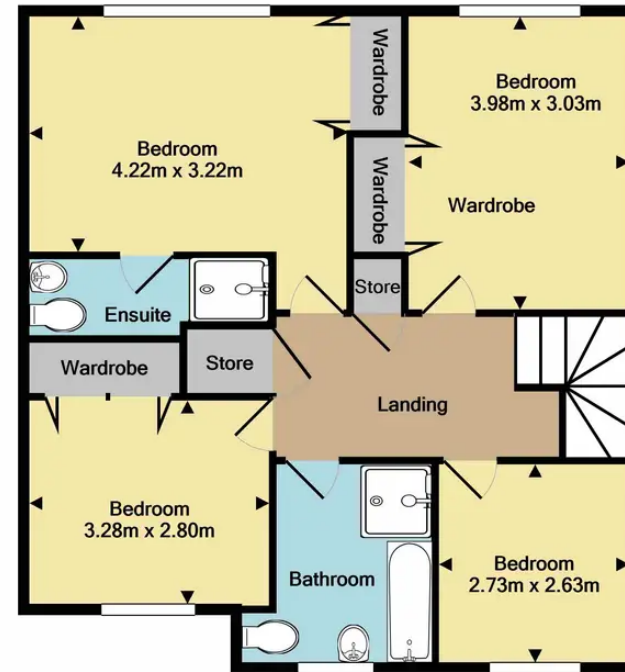
8' 11" x 8' 8" (2.73m x 2.63m)

### Bathroom





GROUND FLOOR  
APPROX. FLOOR  
AREA 95.7 SQ.M.  
(1030 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 67.5 SQ.M.  
(726 SQ.FT.)

TOTAL APPROX. FLOOR AREA 163.1 SQ.M. (1756 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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