



**7 Mallard Close, Herne Bay**

In Excess of **£595,000**



# 7 Mallard Close

Herne Bay, Herne Bay

The heart of the home, the stunning kitchen/diner, exudes opulence with its granite counter tops, Waste disposal unit, water softener (which covers the whole house) and high specification appliances, including a convenient instant hot water boiling tap, an induction hob and an American-style fridge/freezer. Bathed in natural light streaming through expansive bi-folding doors and electrically operated Velux windows, the extended living room offers a welcoming retreat for relaxation and socializing. Completing the ground floor are a versatile formal dining room (currently repurposed as a fifth bedroom), a private study, and a newly appointed cloakroom.

Ascending to the spacious first floor, four generously proportioned bedrooms await, with the Master Bedroom boasting a sleek en-suite shower room for added convenience. A modern family bathroom serves the remaining bedrooms, ensuring utmost comfort for residents and guests alike.

Ensuring ample parking space, a block-paved driveway leads to the double garage, equipped with remote-controlled electric roller doors for added convenience and security. This exceptional residence epitomizes luxury living at its finest, promising a lifestyle of unparalleled comfort and sophistication.

**Identification checks:** Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

- Extended Detached Home
- Double Garage With Electric Doors
- Exclusive Development
- Four/Five Bedrooms





**Entrance**

Leading to

**Study**

8' 9" x 7' 7" (2.67m x 2.30m)

**Wc**

With Toilet and Hand Wash Basin

**Living Room**

24' 2" x 17' 0" (7.37m x 5.19m)

**Kitchen/Breakfast Room**

27' 8" x 12' 3" (8.43m x 3.74m)

**Bedroom/Dining Room**

11' 4" x 9' 6" (3.46m x 2.89m)

**First Floor**

Leading to

**Bedroom**

9' 3" x 9' 1" (2.81m x 2.78m)

**Bathroom**

With Bath, Shower, Toilet and Hand Wash Basin



**Bedroom**

11' 5" x 8' 9" (3.47m x 2.67m)

**Bedroom**

12' 10" x 11' 3" (3.90m x 3.42m)

**En-suite**

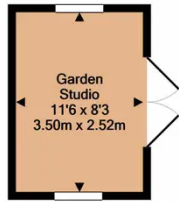
12' 10" x 11' 3" (3.90m x 3.42m)

**Bedroom**

8' 9" x 8' 8" (2.67m x 2.65m)

**External Garden Studio**

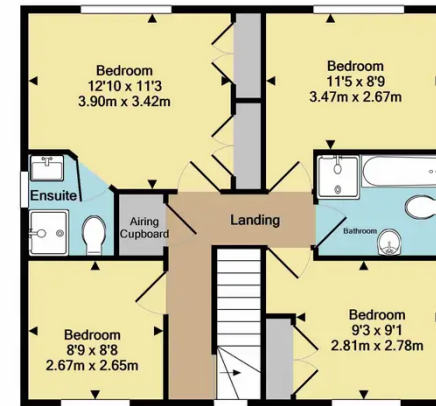
11' 6" x 8' 3" (3.50m x 2.52m)



TOTAL APPROX. FLOOR AREA 2008 SQ.FT. (186.6 SQ.M.)  
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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GROUND FLOOR  
APPROX. FLOOR  
AREA 1382 SQ.FT.  
(128.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 627 SQ.FT.  
(58.2 SQ.M.)

## Miles & Barr Exclusive Homes

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