



18 Cormorant Way, Herne Bay



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EXECUTIVE DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION! Miles and Barr are delighted to bring to the market this immaculate four bedroom detached family home situated in the ever popular and sought after Castle Chase Development on the outskirts of Beltinge Village within a short distance to many picturesque cliff top walks, bus routes into Herne Bay town centre and Primary School. The property boasts good size accommodation throughout and comprises of, on the ground floor; Hallway, Cloakroom, Lounge, Dining Room, Modern Fitted Kitchen/Breakfast Room and Utility Room. On the first floor there is Master Bedroom with en suite, two further double bedrooms, a single bedroom and a contemporary style family bathroom. Further benefits include a private spacious rear garden and driveway offering off street parking for up to three cars leading to a single garage. Early Viewing is highly advised to appreciate all on offer!

Property Overview -

- MASTER EN SUITE
- VIEWING ADVISED
- DRIVEWAY & GARAGE
- SOUGHT AFTER LOCATION
- MODERN KITCHEN
- GOOD SIZE GARDEN
- EXECUTIVE RESIDENCE







### **Bedroom Two**

Dimensions: 2.84m x 2.97m (9'4 x 9'9). Double glazed window to front, radiator, built in double wardrobes.

### **Kitchen/Breakfast Room**

Dimensions: 3.71m x 2.77m (12'2 x 9'1). Light wood effect fitted kitchen with wall and base units and roll top work surfaces, stainless steel one and half bowl sink unit, integral full size fridge and separate freezer, five burner gas hob with double oven below and extractor canopy over, integral Bosch dishwasher, radiator, double glazed window to rear, tiled flooring, door to:

### **Single Garage**

Pitched roof garage with up and over door to front, power and light, door to garden.

### **Cloakroom**

Double glazed opaque window to side, radiator, wash hand basin, low level WC, tiled flooring.

### **Master Bedroom**

Dimensions: 3.43m x 3.23m (11'3 x 10'7). Double glazed window to rear, radiator, two built in double wardrobes, door to:

### **Driveway**

Off street parking for up to three cars leading to:

### **Hallway**

Double glazed window to front, radiator, staircase to first floor with under stair storage cupboard, alarm panel, wood effect flooring. Door to:

### **Lounge**

Dimensions: 5.79m x 3.43m (19'0 x 11'3). Double glazed window to front, radiator, feature fireplace, television point, double glazed French doors to rear.

### **Entrance**

Double Glazed door to:

### **Bedroom Three**

Dimensions: 3.33m x 2.87m (10'11 x 9'5). Double glazed window to front, radiator.







## Miles & Barr

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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 third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the 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)