



Flamingo Drive, Herne Bay





3 Flamingo Drive
Herne Bay
Kent
CT6 5RY



Description

Ground Floor

- Hallway
- Cloakroom
- Living Room
14'8 x 13'0
(4.47m x 3.96m)
- Kitchen/Diner
28'0 x 16'5
(8.53m x 5.00m)
- Utility Room
5'4 x 6'9
(1.63m x 2.06m)
- Sun Room
11'2 x 10'8
(3.40m x 3.25m)

- Bedroom
9'7 x 9'4
(2.92m x 2.84m)
- En-suite Shower Room
- Bedroom
9'10 x 9'2
(3.00m x 2.79m plus built-in wardrobe)
- Bedroom
9'2 x 7'6
(2.79m x 2.29m)
- Bathroom

External

- Front/Driveway
- Rear Garden

First Floor

- Landing
- Bedroom
19'8 x 11'0
(5.99m x 3.35m plus built-in wardrobes)
- En-suite Shower Room

Property

This executive family home is situated on a great size plot on the highly sought-after Stillwater Park Development with excellent links to Herne Bay, Whitstable and Canterbury. Local schools, shops, seafront, bus routes, train station and motorway links are close by providing a fantastic base for all of the family. The home is the Wards built 'Lynden' style and is comprised over two floors, with four large bedrooms, two of which benefit from en-suite shower rooms, and the family bathroom on the first floor. Once entering the home, you are greeted by a generous hallway which leads off to a lovely main reception/lounge to the front of the home, with downstairs cloakroom and storage cupboards in the hallway, which leads back to the stunning family room. This space used to be three separate rooms, and has been opened into one light and airy, beautiful modern fitted kitchen dining room. Off of this family room is a conservatory, which leads out to the rear garden which is mostly laid to lawn, with side access on both sides and patio area. This family home is bolstered with ample off-street parking to the front driveway.



Location

Herne Bay is a popular coastal town benefiting from a range of local amenities including retail outlets and educational facilities. There are also a good range of leisure amenities including rowing, sailing and yacht clubs along with a swimming pool, theatre and cinema. The mainline railway station (approximately 1 mile distant) offers fast and frequent links to London (Victoria approximately 85mins) as well as the high speed service to London (St Pancras approximately 87mins). The town also offers excellent access to the A299 which gives access to the A2/M2 motorway network. The picturesque town of Whitstable is only 5 miles distant which also enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The City of Canterbury is approximately eight miles distant with its Cathedral, theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.



