



1 Flamingo Drive, Herne Bay, CT6 5RY
Offers in excess of £560,000



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Zest Homes are delighted to present this exceptional four-bedroom detached residence, ideally positioned on Flamingo Drive within the highly sought-after Stillwater Park development in Herne Bay.

This impressive home offers generous and versatile accommodation arranged over two floors, perfectly suited to modern family living.

Upon entering the property, you are welcomed by a spacious entrance hallway that sets the tone for the rest of the home. The ground floor features a well-proportioned office, ideal for remote working, and a bright and inviting lounge that flows seamlessly into a stunning conservatory. This beautiful space provides uninterrupted views over the garden and direct access, creating an ideal setting for both relaxation and entertaining.

Further to this, the ground floor benefits from a convenient WC and a well-appointed kitchen which opens into the dining area, offering a sociable layout. The kitchen also provides access to the side garden, enhancing practicality and outdoor connectivity.

On the first floor, the property continues to impress with a spacious principal bedroom complete with its own en suite shower room. There are two additional double bedrooms and a further single bedroom, all serviced by a modern family bathroom featuring both a bath and a separate shower cubicle.

Description

Hallway

Lounge
16'7 x 10'8

Conservatory
15'6 x 9'06

Kitchen
14'6 x 8'6

Dining Area
11'0 x 9'1

Office
7'9 x 7'1

WC
4'3 x 3'7

First Floor Landing

Master Bedroom
12'4 x 10'8

En Suite Shower Room/WC
5'7 x 4'5

Bedroom Two
11'0 x 10'7

Bedroom Three
11' x 8'7

Bedroom Four
8'7 x 8'0

Bathroom
7'6 x 5'6

Double Garage
Two up and over doors.

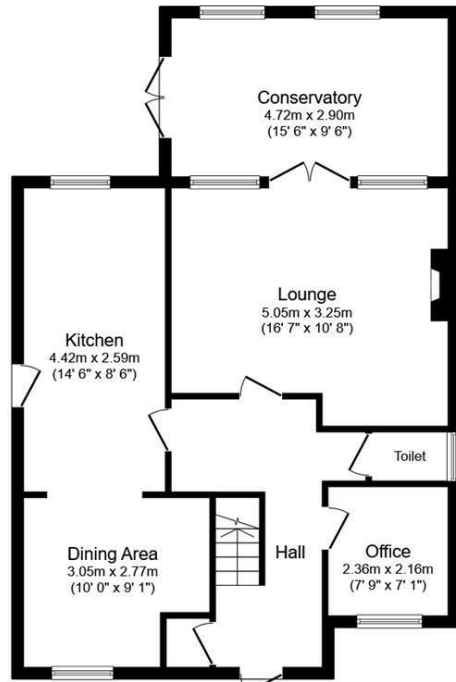
Tenure: Freehold

Service Charge: £139.40 payable every six months

Council Tax Band: E

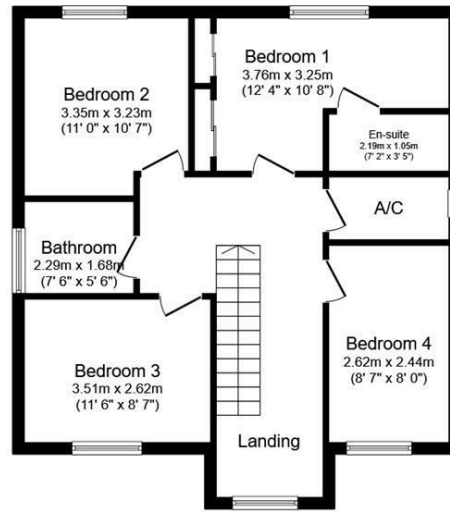
EPC Rating C





Ground Floor

Floor area 83.8 sq.m. (875 sq.ft.)

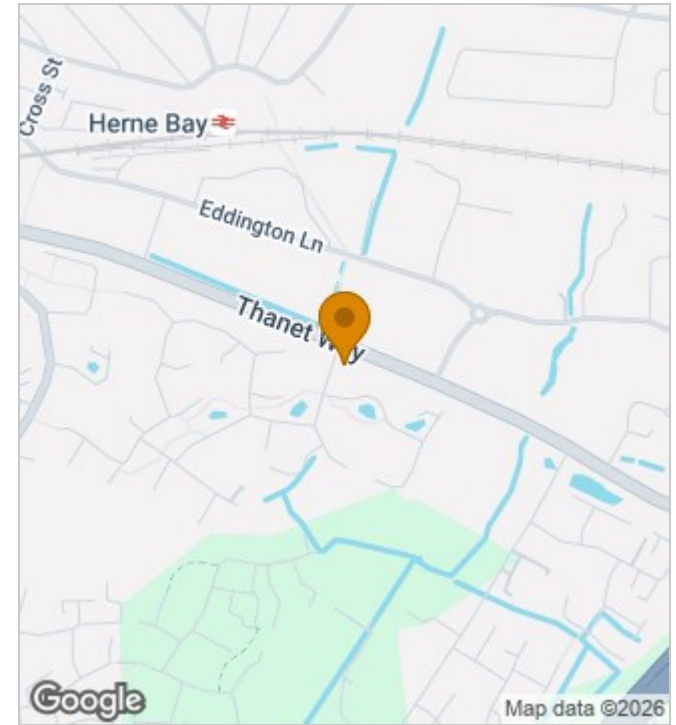


First Floor

Floor area 62.0 sq.m. (667 sq.ft.)

Total floor area: 145.8 sq.m. (1,542 sq.ft.)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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