



**Connells**

Edgelake  
Sittingbourne





### Property Description

Discover the Rosemoor, a stunning 3-bedroom detached home at the sought-after Edgelake development in Sittingbourne. This beautifully presented show home offers exceptional living space and comes complete with premium upgrades, making it truly move-in ready.

A wide entrance hallway welcomes you in, leading to a spacious study, a generous living room, and an impressive open-plan kitchen/diner with breakfast bar, perfect for family life and entertaining. The fully fitted kitchen includes integrated oven, dishwasher, washing machine and fridge/freezer.

Upstairs, you'll find three double bedrooms. The master suite boasts a luxurious en-suite and walk-in wardrobe/dressing room, while bedrooms two and three benefit from fitted wardrobes. Bathrooms are finished with Bluetooth-enabled anti-fog LED mirrors with shaving sockets.

This home comes with oak-finished internal doors, flooring throughout, driveway for two cars, an electric vehicle charging point, and an outside tap. Additional features include a part-boarded loft for storage, high efficiency gas central heating, and a video doorbell for peace of mind. As the show home, it also includes window treatments, light fittings, mirrors, and wall art.

The Rosemoor is the perfect blend of modern practicality and thoughtful design, a rare opportunity not to be missed.



## Additional Information

The development is a short drive to the A249, providing easy access to the M2 and Maidstone, just 3.9 miles from Milton Creek Country Park, and within walking distance of local nurseries, primary schools, and secondary schools, including:

### Nurseries

Wings Nursery - 1.3 miles

Goldilocks Nursery Sittingbourne - 1.6 miles

Baby Moonbeams Day Nursery - 2.6 miles

### Primary Schools

Sunny Bank Primary School - 1.7 miles

Canterbury Road Primary School - 2.2 miles

The Sittingbourne School - 2.5 miles

Lansdowne Primary School - 2.6 miles

### Secondary Schools

The Sittingbourne School and Sixth Form - 2.5 miles

Borden Grammar School for Boys - 2.6 miles

Highsted Grammar School for Girls - 3.0 miles

Fulston Manor School - 3.2 miles

Westlands School - 5.5 miles



## Disclaimer

All the information has been provided by the developer and is subject to verification. Please note all interior images are from the show home, some have been AI edited and are indicative only.



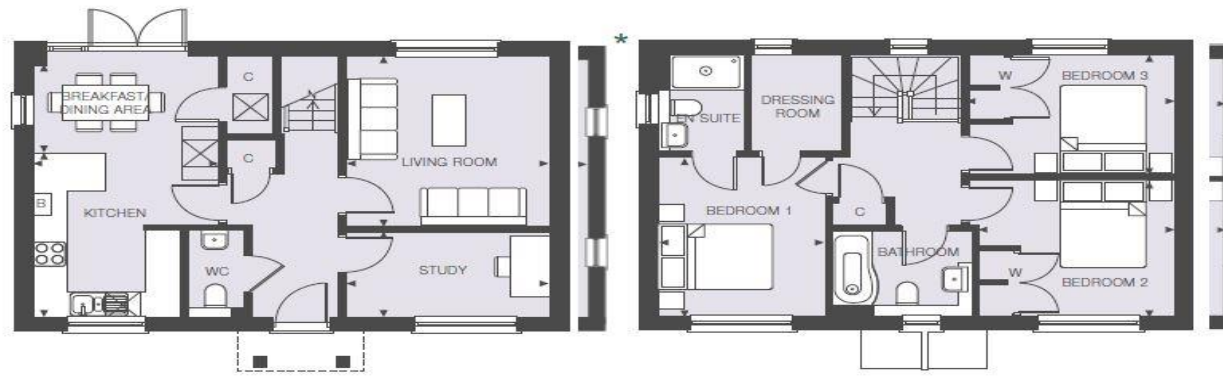








\* Additional windows to plots 10 & 15 only, to Living Room, Study, Bedroom 2 and Bedroom 3



## GROUND FLOOR

|                       |               |               |
|-----------------------|---------------|---------------|
| Living Room           | 3.88m x 3.55m | 12'8" x 11'8" |
| Kitchen               | 3.75m x 2.55m | 12'3" x 8'4"  |
| Breakfast/Dining Area | 3.20m x 2.21m | 10'6" x 7'3"  |
| Study                 | 3.55m x 1.97m | 11'8" x 6'5"  |

### Gross Internal Area

1076 sq m / 1158 sq ft

B – Boiler C – Cupboard WC – Cloakroom W – Wardrobe

## FIRST FLOOR

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 3.64m x 2.92m | 11'11" x 9'7" |
| Bedroom 2 | 3.11m x 3.4m  | 10'2" x 11'2" |
| Bedroom 3 | 2.74m x 3.55m | 8'11" x 11'8" |

To view this property please contact Connells on

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68 High Street  
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EPC Rating:  
Exempt

Tenure: Freehold

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