



Connells

Edgelake
Sittingbourne



Property Description

Discover the Molineaux, the largest house style available at the sought-after Edgelake development in Sittingbourne. This impressive 3-bedroom semi-detached home offers generous proportions and a thoughtfully designed layout for modern family living.

To the front of the property, a wide entrance hallway opens onto a bright living room. To the rear, you'll find a large open-plan kitchen/diner with breakfast bar and an additional family space, featuring bi-fold doors opening onto the garden, perfect for entertaining and everyday life. The fully fitted kitchen comes complete with integrated oven, dishwasher, washing machine, and fridge/freezer.

Upstairs are three well-proportioned bedrooms. The master suite features a luxurious en-suite, while the family bathroom is finished with Bluetooth-enabled anti-fog LED mirrors with shaving sockets.

Additional highlights include oak-finished internal doors, flooring throughout, two parking spaces, electric vehicle charging point, outside tap, part-boarded loft, high-efficiency gas central heating, and a video doorbell for added peace of mind.

The Molineaux combines scale, style, and practicality, the perfect home for growing families.



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

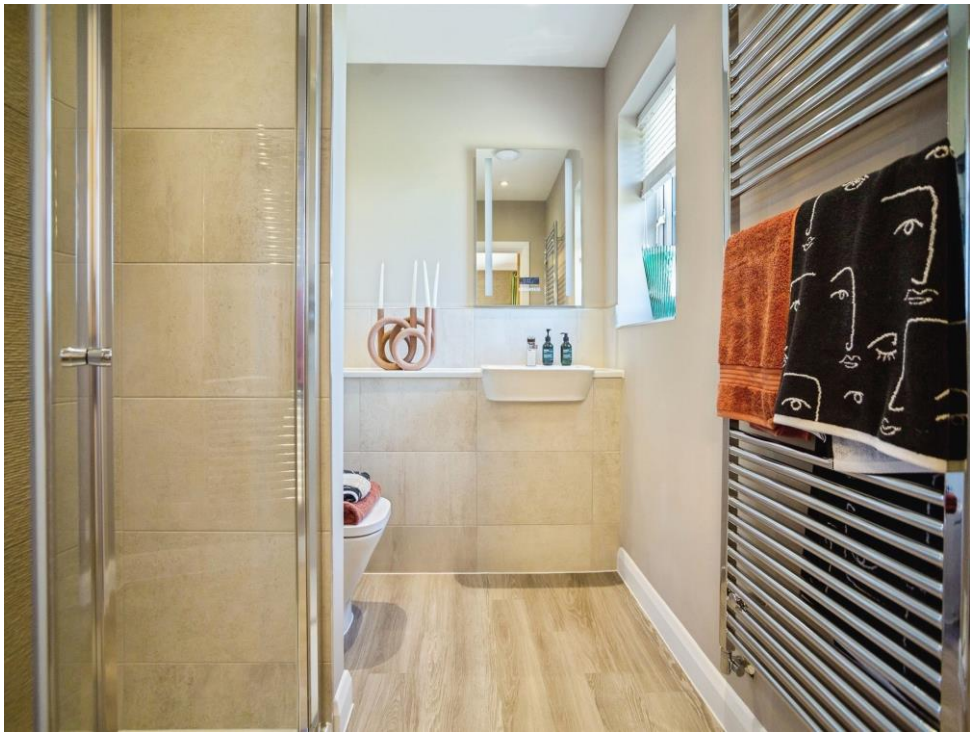
Westlands School - 5.5 miles

Disclaimer

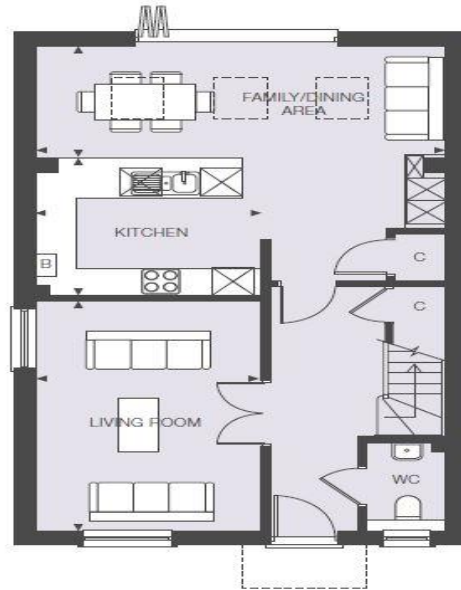
All the information has been provided by the developer and is subject to verification. Please note all interior images are from the show home, some have been AI edited and are indicative only.

*Please note on floor plan wardrobes have been removed in bedrooms 2 & 3.







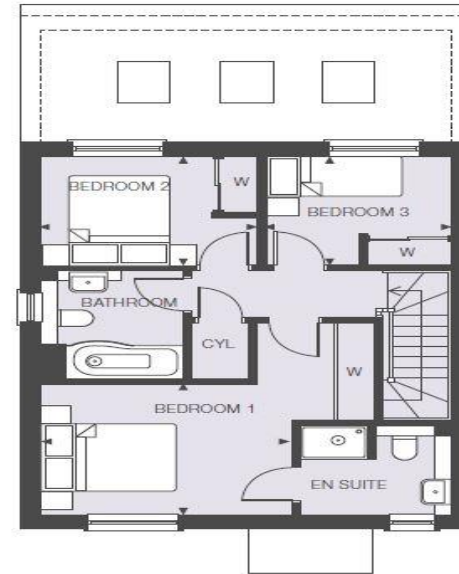


GROUND FLOOR

Living Room	5.11m x 3.33m	16'9" x 10'11"
Kitchen	3.33m x 3.08m	10'11" x 10'1"
Family/Dining Area	6.08m x 2.46m	19'11" x 8'0"

Gross Internal Area
114.1 sq m / 1,228 sq ft

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



FIRST FLOOR

Bedroom 1	3.72m x 2.90m	12'2" x 9'6"
Bedroom 2	2.43m x 3.21m	7'11" x 10'6"
Bedroom 3	2.43m x 2.74m	7'11" x 9'0"

To view this property please contact Connells on

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68 High Street
SITTINGBOURNE ME10 4PB

EPC Rating:
Exempt

Tenure: Freehold

view this property online connells.co.uk/Property/SIT103912



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