



Connells

Edgelake
Sittingbourne



Property Description

Discover the Rosemoor, a stylish 3-bedroom detached home at the sought-after Edgelake development in Sittingbourne. This thoughtfully designed property offers generous living space with modern finishes throughout.

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

Upstairs are three double bedrooms. The master suite features 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.

Additional highlights include oak-finished internal doors, flooring throughout, a car barn with 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 Rosemoor perfectly blends space, comfort, and contemporary design, a home to enjoy for years to come.



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

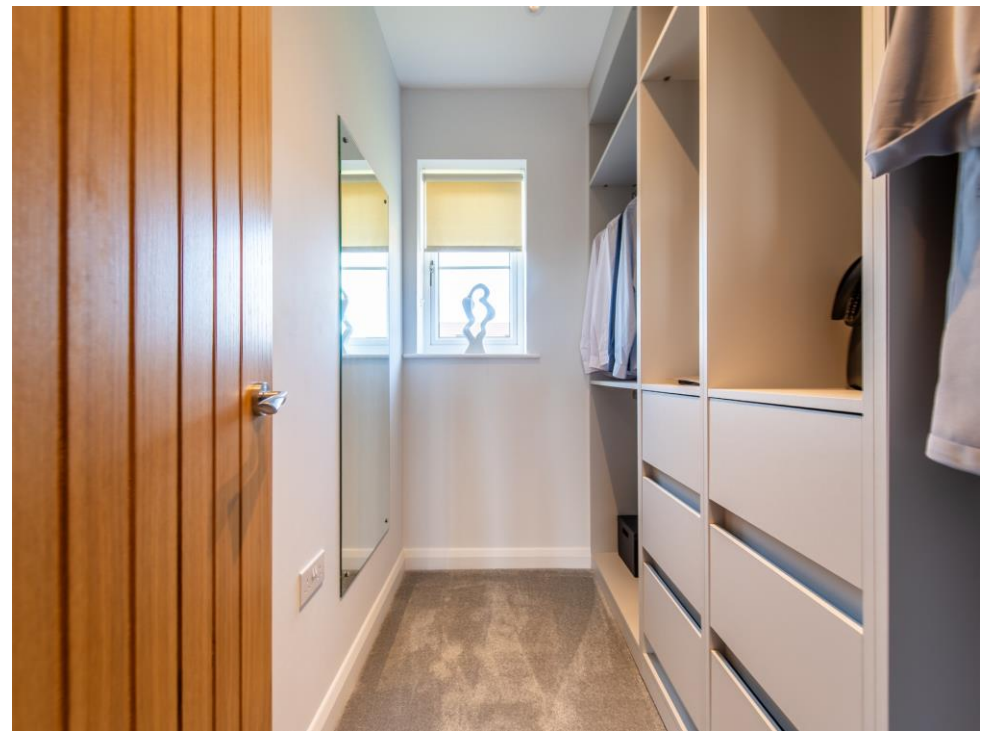
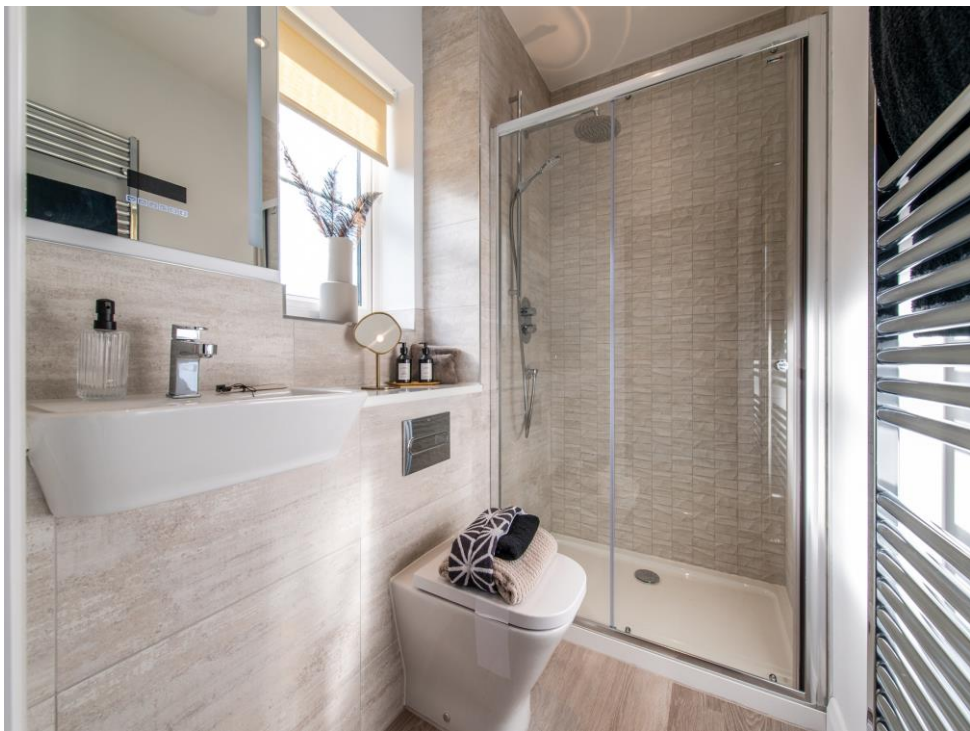
Fulston Manor School - 3.2 miles

Westlands School - 5.5 miles

Disclaimer

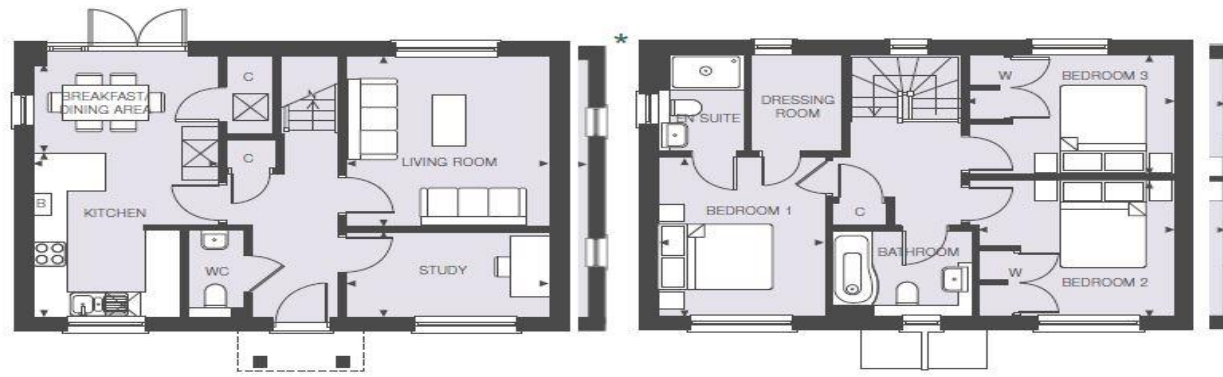
All the information has been provided by the developer and is subject to verification. Please note all interior images are from the show home, some have been AI edited and are indicative only.







* 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
SITTINGBOURNE ME10 4PB

EPC Rating:
Exempt

Tenure: Freehold

view this property online [connells.co.uk/Property/SIT103913](https://www.connells.co.uk/Property/SIT103913)



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