



**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, 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.

\*T&C's apply



## 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

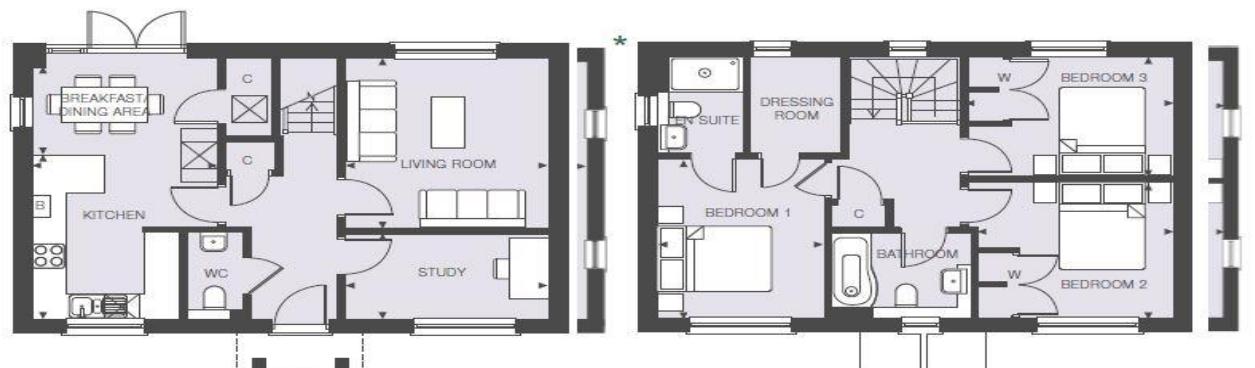
All the information has been provided by the developer and is subject to verification. Please note all interior images are from the show home, some have been AI edited and are indicative only.







\* 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

107.6 sq m / 1,158 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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 SITTINGBOURNE ME10 4PB

EPC Rating:  
 Exempt

Tenure: Freehold

**view this property online [connells.co.uk/Property/SIT104052](http://connells.co.uk/Property/SIT104052)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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