

# PHIL ABRAHART



6 Vellum Drive,

£450,000

3 2 1



This exceptional former show home is situated in the prestigious Archers Park, Sittingbourne.

You get the timeless appeal of a 1920s/30s style home, yet the property is only 10 years old – combining classic aesthetic charm with all the high energy efficiency benefits of modern construction. This unique blend makes it hard to beat.

The interior features a spacious open-plan kitchen/dining area with integrated appliances, plus a separate utility room, en-suite and family bathroom. Externally, the professionally landscaped garden is impressive, with artificial lawn, a stylish patio, and a covered seating area wired for television and prepared for hot tub installation.

Ideal for commuters, the home is just minutes from the A249, providing easy access to the M2 and M20 motorways. Sittingbourne station is a short walk or 5-minute drive away, with high-speed services to St Pancras. Local pubs and supermarkets make this a prime location for families. PA1009



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- A Stunning 3 bedroom (square footage of a 4 bedroom) Detached house (Former Show home)
- Fabulous kitchen/Dining area includes a built in oven, hob and dishwasher etc.
- Landscaped garden with covered seating/hot-tub/tv area plus barbecue area and stunning patio/artificial lawn
- Separate lounge for cozy nights in
- Ever dreamed of a walk-in wardrobe? Well dream no more this lance has one!
- Relax all year round in the Conservatory
- Separate Utility Room plus a useful downstairs W.c.
- Great access (minutes) to the A249 then onto the M2/M20
- Family bathroom plus an en-suite Shower room
- QUOTE PA1009



Total Area: 163.4 m<sup>2</sup> ... 1758 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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