


*Family  
Homes*

Asking Price £440,000  
Sittingbourne, ME10 2TY



 4  
Bedrooms

 2  
Bathrooms

 2  
Receptions





- Ideal Family Home
- En-Suite Master Bedroom
- Ground Floor WC
- Garage
- Garage Driveway
- Walkway Location
- Under 2 Miles To A249
- Shower
- EPC: C
- Integrated Appliances
- Council Tax: D

### **Perfect Family Home with Spacious Driveway, Double Garage, and Expansive Garden Overlooking Scenic Green Space – En-Suite Master Bedroom!**

**Accommodation:** This generously proportioned family home offers a versatile layout ideal for modern living. With two large reception rooms, it's perfect for growing families and gatherings. The well-equipped kitchen includes integrated appliances, providing both style and practicality, and there's a convenient ground-floor WC. Upstairs, you'll find four well-sized bedrooms, including two doubles. The master bedroom features a bright bay window and a private en-suite shower room. The family bathroom, recently updated to high standards, along with 2.5 bathrooms in total, ensures a seamless routine for busy households. Bay windows in the master bedroom and main living room fill the space with natural light, creating a welcoming and airy ambiance throughout.

**Outdoor Space:** Situated along a charming pedestrian-friendly walkway, this property enjoys lovely views over green space, making it an ideal, safe spot for children to play. A low-maintenance front garden leads to a rear garden with direct access to a private driveway and double garage, offering ample parking. The rear garden provides generous outdoor space, perfect for family relaxation and entertaining.

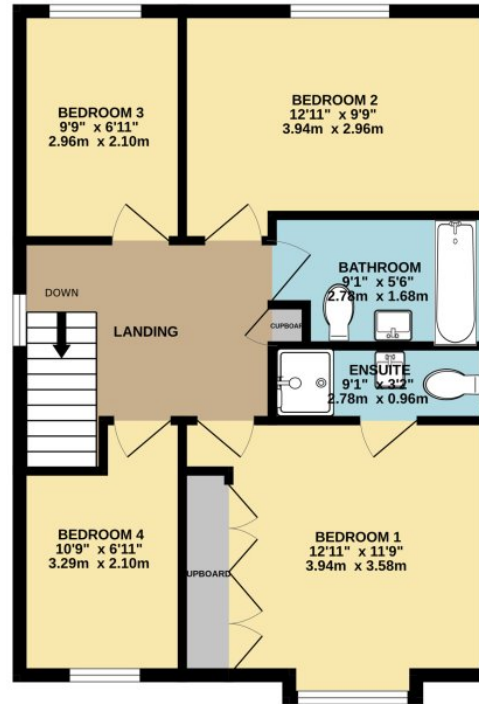
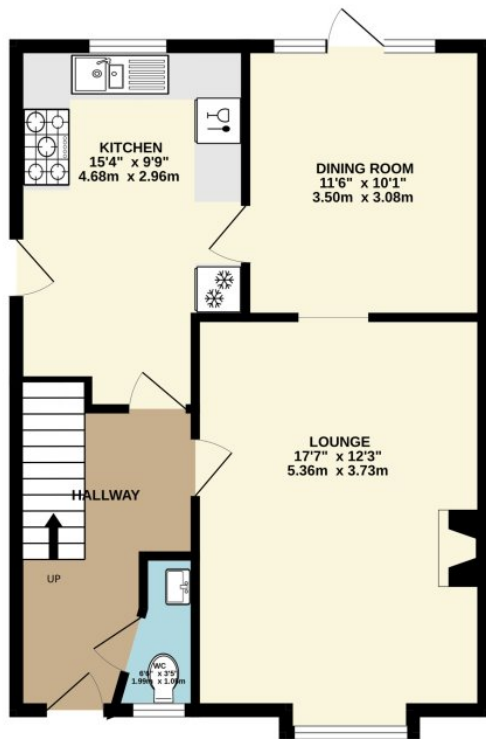
#### **Local Information:**

Walsby Drive is well located and we expect this property to appeal to small families, one of the biggest benefits is the quick access to the A249 which can be reached within 1.5miles, you will also be able to utilise Sittingbourne mainline train station via Kemsley train station or road networks (2miles). The nearby lake located on Newman Drive/Todd Crescent is a quiet relaxation point for a days fishing or picnic. Supermarkets and a convenience store are other locational benefits close by your new home.



GROUND FLOOR

1ST FLOOR



Certificate Number : 0037-4822-0200-0107-3206

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C	73	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0037-4822-0200-0107-3206>

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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