



HAWKESFORD
JAMES



Canterbury Road
Sittingbourne, Kent, ME10 4JA
price: £625,000



Discover your ideal family home in this extensively modernised six-bedroom detached home, designed to elevate your lifestyle. Nestled on the outskirts of Sittingbourne, just moments away from popular schools, this property boasts over 2,200 sq. ft. of versatile living space, tailored to accommodate families of all ages.

Step into the walled garden at the front of the property, featuring laurel hedges for privacy and a low-maintenance block paved area. An inviting entrance porch leads to a hall with an oak staircase, setting the tone for the quality finish that awaits within.

Entertain with ease in the generously sized lounge, seamlessly connected to a dining room with bi-fold doors overlooking the rear garden. The heart of the home lies in the contemporary kitchen, complete with an island/breakfast bar, integrated appliances, and space for an American-style fridge/freezer. A convenient lobby area leads to a downstairs w.c and provides access to the rear garden.

The ground floor presents a master suite, boasting an en-suite shower room and a separate dressing room, offering privacy and indulgence. Two additional bedrooms, one with an en-suite shower room, complete the ground floor accommodation.

Ascend to the first floor to discover three more bedrooms and a family bathroom, providing ample space for every family member to enjoy.

Outside, the manicured rear garden beckons with a block paved area, perfect for additional parking, and a covered decked space ideal for alfresco dining and entertaining. Raised borders, artificial grass, and a personal door to the rear garden enhance the outdoor experience.



Conveniently located on Canterbury Road, just 1.2 miles from the town centre and mainline railway station, this home offers easy access to transportation for commuters. Situated within a 45-mile radius of London and boasting excellent transport links, including railway services to London Victoria and HS1 to St. Pancras International, Sittingbourne is a commuter's dream.

Enjoy the vibrant community atmosphere with nearby leisure amenities, including the Swallows Leisure Centre, a cinema, bowling complex, and the Avenue Theatre.



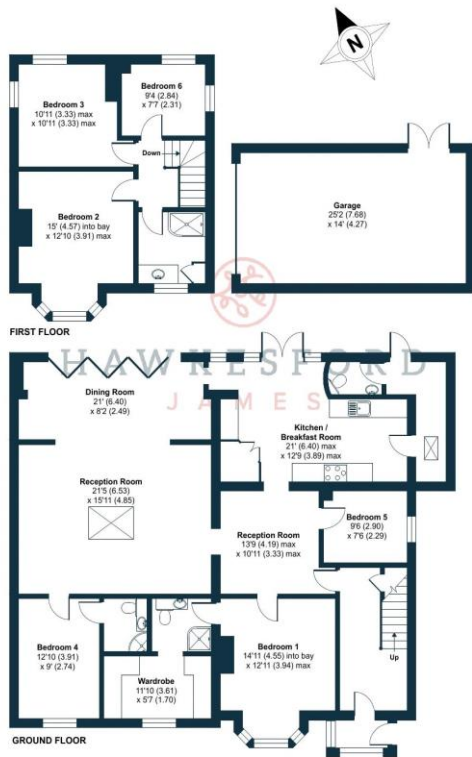
Canterbury Road, Sittingbourne, ME10

Approximate Area = 2239 sq ft / 208 sq m

Garage = 352 sq ft / 32.7 sq m

Total = 2591 sq ft / 240.7 sq m

For identification only - Not to scale



Features

- Six-bedroom detached house
- Versatile living accommodation
- Modernised to a high standard throughout
- Approximately 2,239 sq. Ft (208 sq. m)
- Downstairs w.c. family bathroom + two en-suites
- Close to schools
- Detached garage & driveway
- Council tax band: G
- EPC rating: C | 71
- Freehold

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Trevor Bowerman Property Management Limited. REF: 1005217



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