



HAWKESFORD
JAMES



Bismuth Drive

Sittingbourne, Kent, ME10 5JT
price: £350,000 Freehold



Nestled within the desirable Sonora Fields development, this end of terrace townhouse presents an exceptional opportunity for those seeking versatile living spaces and convenient amenities. Boasting a quiet no through road location within easy reach of schools and local conveniences, this property promises a lifestyle of comfort and convenience.

Step inside to discover a neutrally decorated interior that serves as a blank canvas awaiting your personal touch. The entrance hall sets the tone for the home, leading seamlessly to the generously proportioned kitchen/diner/family area. Ideal for both family gatherings and entertaining guests, this space features French doors that open onto the low maintenance rear garden, offering a seamless indoor-outdoor flow. A convenient downstairs WC completes this level, ensuring practicality for everyday living.

Ascend to the first floor to discover the inviting lounge which could be utilised as an additional bedroom or study area if required. The master bedroom awaits, complete with fitted wardrobes and an en-suite shower room.

The second floor accommodates two further bedrooms, providing versatility for family and guests, home offices, or hobbies. A well-appointed family bathroom with a white suite and a shower over the bath completes this level, ensuring convenience for all residents.

Outside, the low maintenance rear garden beckons for al fresco dining and leisurely afternoons in the sun. Gated access to the front of the property leads to a driveway for one vehicle and a single garage, offering a further parking space or storage solutions.



Situated within walking distance, a range of amenities await within the Sonora Fields development, including a Tesco Extra, a pub/restaurant, food establishments, health facilities, and a children's nursery. Bobbing and Grove Park primary schools are both within walking distance of the development. Additionally, Sittingbourne's town centre and mainline railway station are a mere 2.1 miles away, providing easy access to London within a 45-minute radius via railway services to London Victoria and HS1 to St. Pancras International, catering to the needs of commuters.

Indulge in leisure activities with the Swallows Leisure Centre, a cinema, bowling complex, and the Avenue Theatre all within reach, ensuring endless entertainment options for all ages.

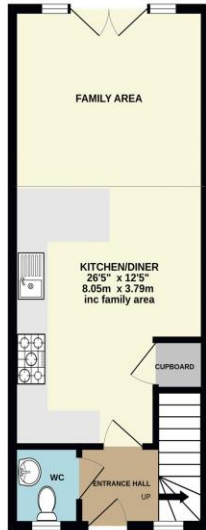
Don't miss your chance to make this exceptional property your new home. Contact us today to arrange a viewing and start your next chapter in the vibrant Sonora Fields community!

Features

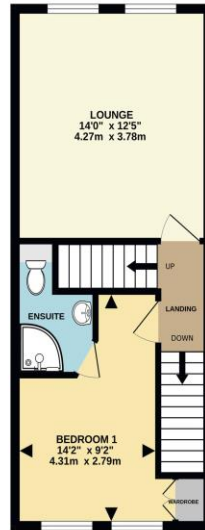
- End of Terrace Townhouse
- Three Bedrooms
- Kitchen/Diner
- Downstairs W.C
- En-suite to Master Bedroom
- Garage & Driveway
- No Forward Chain
- Council Tax Band: D
- EPC Rating: C | 76
- Freehold



GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 sq.m.) approx.

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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate. Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts



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