



HAWKESFORD
JAMES



Donemowe Drive

Sittingbourne, Kent, ME10 2RH

price: £395,000 Freehold



Meticulously modernised to exacting standards, this link-detached family home, complete with a garage and driveway, is nestled in a quiet cul-de-sac within easy reach of essential amenities.

The frontage is tastefully block-paved, providing ample off-street parking, with seamless access to the garage and a separate gated entry to the rear garden, enhancing practicality and convenience.

Upon entry, a welcoming porch leads you into an inviting entrance hall. Glazed internal doors lead into the spacious lounge seamlessly flowing into the dining area, an ideal space for modern day family living.

A sleek, contemporary kitchen with shaker-style units and integrated appliances, stands as a testament to the immaculate interior. Completing the ground floor, a conservatory and W.C. offer additional comfort and convenience.

Ascending to the first floor, four well-appointed bedrooms await, accompanied by a modern family shower room boasting a contemporary white suite with a double shower cubicle and vanity unit.

Planning permission was granted in 2021 for the addition of a single storey extension. Whilst the permission has now lapsed, full plans will be provided and can be viewed on the Swale Planning Portal under reference: 21/501169/FULL.

On stepping outside into the rear garden, a raised area with artificial grass flows seamlessly into a lawned area. Raised flowerbeds add a touch of charm, while gated access to the front and a personal door to the garage enhance practicality.



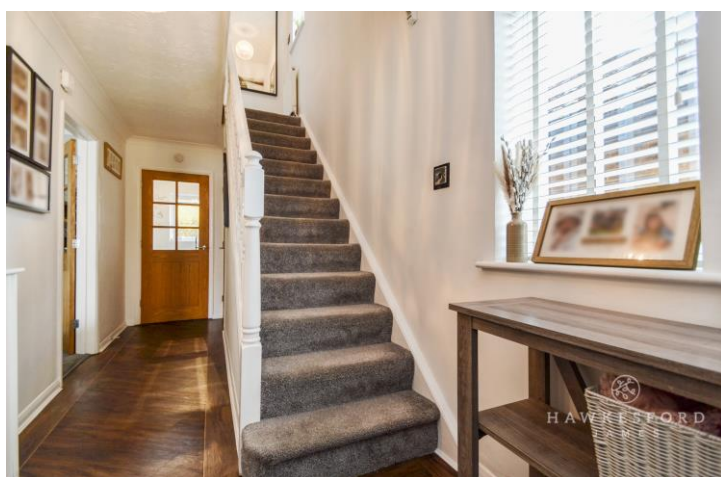
Donemowe Drive is within a short walk of Milton Creek Country Park, bus routes, and Kemsley railway station. Commuters benefit from swift access to the A249 for motorway connections, with Sittingbourne's mainline railway station a mere 1.5 miles away.

Strategically positioned just 17 miles from Canterbury and within a 45-mile radius of London, commuters will appreciate the railway links to London Victoria and HS1 to St. Pancras International.

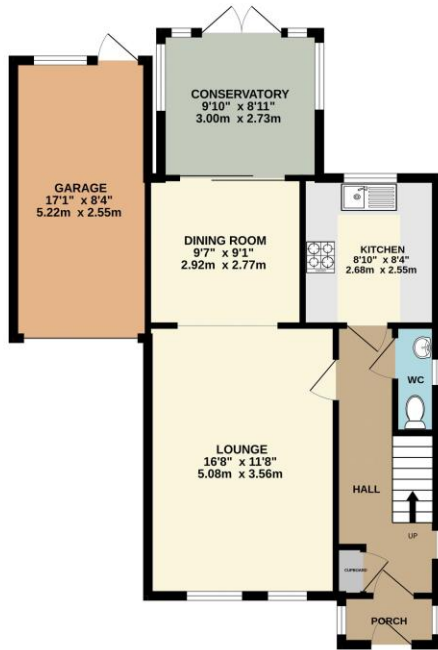
Beyond its strategic location, Sittingbourne boasts a vibrant array of leisure amenities, including the Swallows Leisure Centre, the Avenue Theatre, and a charming light railway. Nearby dining options and a cinema/bowling complex cater to diverse tastes, ensuring a fulfilling lifestyle.

Features

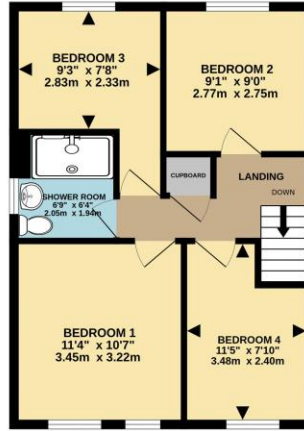
- Link-Detached House
- Four Bedrooms
- Open Plan Living Area
- Conservatory
- Modern Fitted Kitchen
- Downstairs W.C
- Garage & Driveway
- Council Tax Band: D
- EPC Rating: 66 | D
- Freehold



GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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