



HAWKESFORD
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The Finches

Sittingbourne, Kent, ME10 4PY

price: Offers Over £500,000 Freehold



Extensively extended to accommodate the demands of modern family living, this captivating four-bedroom link-detached home awaits its fortunate new owners. Offered for sale with no forward chain, this home epitomises comfort and convenience in a sought-after location.

Nestled within a quiet cul-de-sac in the south Sittingbourne, this property enjoys close proximity to schools and the town centre, catering effortlessly to families with children of all ages.

Approaching the property, a driveway with space for two vehicles and a manicured lawn offer a warm welcome, with potential for additional off-street parking if desired (subject to the necessary consents).

Stepping inside, the meticulously maintained accommodation unfolds, beginning with a welcoming entrance hall leading to a spacious lounge. The heart of the home lies in the expansive open-plan kitchen/dining area, seamlessly connected to the rear garden through bi-fold doors. Showcasing modern fixtures, the kitchen boasts integrated appliances, an inviting island with a breakfast bar, and cleverly designed cabinetry incorporating access to the utility room, study, and internal garage entry. A convenient W.C. completes this level.

Ascending to the first floor, a landing leads to four bedrooms and a family bathroom. The master suite impresses with a dedicated dressing area accessed via double doors, and an en-suite shower room featuring contemporary fixtures.

Notable features include UPVC double glazing, gas-fired central heating, fitted wardrobes in bedrooms two and three, and a neutrally decorated interior. The rear garden, bathed in south-westerly sunlight, presents a tranquil retreat with a patio area, gated access, and a practical wooden storage shed.

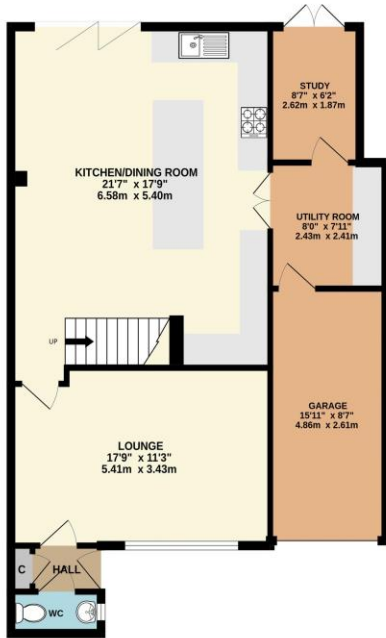


Strategically positioned, The Finches benefits from close proximity to several secondary schools and Sittingbourne's town centre. Commuters will appreciate the convenience of the mainline railway station just 0.8 miles away, providing swift access to Canterbury and London.

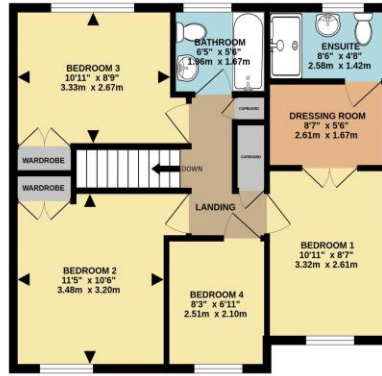
Sittingbourne itself offers an array of leisure facilities, including the Swallows Leisure Centre, the Avenue Theatre, a scenic light railway, and a modern cinema and bowling complex, ensuring residents enjoy a diverse and enriching lifestyle.



GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 1426 sq.ft. (132.5 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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Features

- Extended Link-Detached House
- Four Bedrooms
- Open Plan Kitchen/Dining Area
- Study
- Dressing Area & En-suite to Master Bedroom
- Close to Schools
- No Forward Chain
- Council Tax Band: E
- EPC Rating: 70 | C
- Freehold



Disclaimer:
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