



HAWKESFORD
JAMES



Capel Road
Sittingbourne, Kent, ME10 4EP
price: £485,000 Freehold



Discover the epitome of family living in this charming four-bedroom detached home nestled on Capel Road. Ideal for those seeking proximity to schools and amenities, this property offers both convenience and comfort.

Conveniently located within a leisurely ten-minute stroll of the town centre facilities, access via Albany Recreation ground makes it a prime spot for families and commuters alike.

Step into the welcoming walled garden at the front, with convenient gated access to the rear. Upon entering, an inviting entrance porch leads to an inner hall. The light and spacious lounge with dual aspect windows, offers views of both the front and rear gardens, with access into the rear garden via patio doors. Adjacent, a separate dining room flows seamlessly into the kitchen, which conveniently connects to the rear garden. A guest W.C. completes the ground floor layout.

Ascending the stairs, the first-floor landing introduces four well-appointed bedrooms and a family bathroom featuring a four-piece suite, including a bath and separate shower cubicle. The bedrooms feature fitted wardrobes, while the master bedroom enjoys the added convenience of an en-suite shower room.

Step outside into the rear garden, where a patio area transitions gracefully to the lawn. Lined with mature shrubs, the borders are well established and are complemented by a wooden shed, gated access to the front, and south/west orientation. A personal door leads to the 22 Sq. M garage offering off street parking, also equipped with an electric-powered roller door.



Further enhancing the property are modern amenities, including UPVC double glazing and gas-fired central heating via a newly installed combination boiler in January 2023, ensuring comfort and efficiency. The fitted kitchen boasts an oven, hob, and dishwasher, catering to modern living needs.

Located a mere 0.8 miles from Sittingbourne's mainline railway station, Capel Road offers unrivalled convenience, with easy access to various schools and amenities. Excellent transport links connect the area to Canterbury and London, catering to commuters with seamless efficiency.

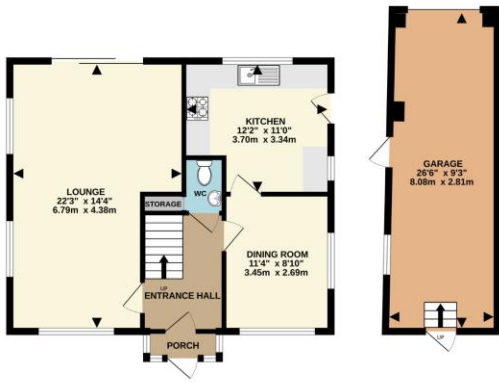
Beyond its practical allure, Sittingbourne presents a vibrant array of leisure options, from the Swallows Leisure Centre to the Avenue Theatre and a charming light railway. Residents can also enjoy a cinema and bowling complex, ensuring endless opportunities for recreation and relaxation.

Features

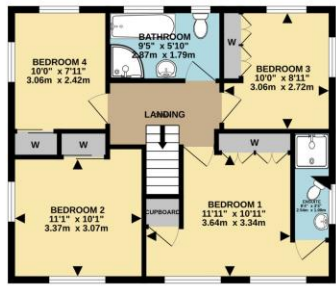
- Four Bedroom Detached Home
- Envious Location
- Two Reception Rooms
- Downstairs W.C
- En-suite Shower Room
- Southerly Aspect Garden
- Garage to Rear
- Council Tax Band: E
- EPC Rating: C | 71



GROUND FLOOR
637 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 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 floorplans 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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