



Wyvern Close, Milton Regis, Sittingbourne



GUIDE PRICE £450,000 - £475,000

LambornHill are pleased to welcome to the market with no forward chain complications, this immaculately presented four bedroom detached family home in Sittingbourne. This property was built in the year 2000 and the current owners are only the second people to live here which is a huge testament to the location and neighbourhood alike. You can see and feel how well cared for and loved this home is and we strongly advise your internal viewing as soon as possible. Boasting tremendous kerb appeal, this house will definitely impress you as you park on the driveway. Inside the property, there is a spacious lounge, kitchen, utility room, WC, dining room and an amazing brick built conservatory with composite roof. This room is definitely the heart of the home and makes an impressive family room. The second floor offers a main bedroom with en-suite, three further bedrooms and a family bathroom. The loft space is absolutely magnificent. Not only is it completely boarded but there is further scope up here for a possible extension (STPP). The rear garden is a wonderful space, full of colour and it allows you to chase the sun all day! The driveway can comfortably fit three vehicles and there is also a garage which can be used as additional storage. You can walk the children to school as this home is located a short walk to Regis Manor Primary. There are also some fantastic commuter links to the M2/A2 if you need to travel on the motorway for work.

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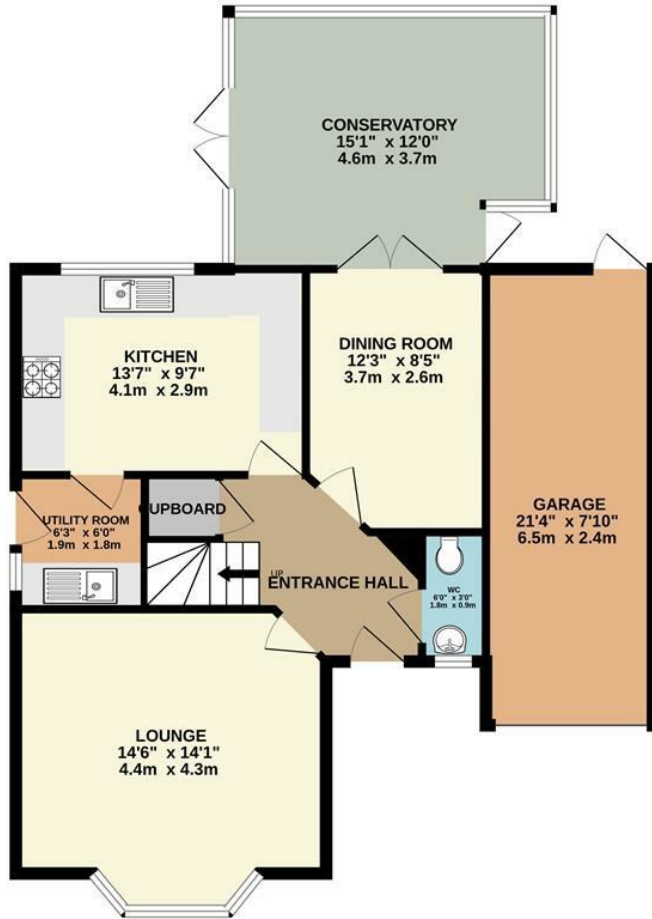
- GUIDE PRICE £450,000 - £475,000
- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Utility Room
- Garage
- Driveway
- Rear Garden
- Large Plot



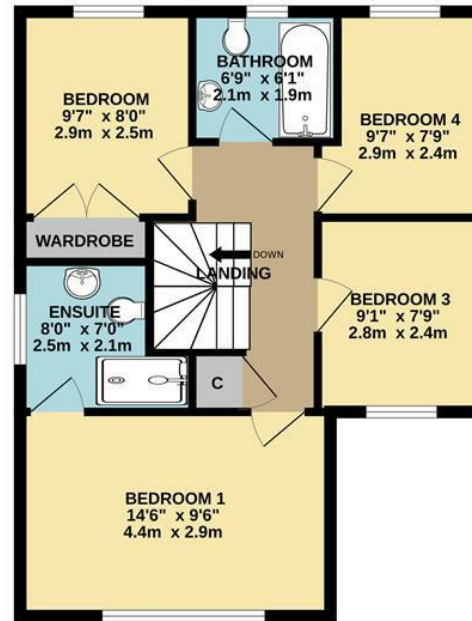




GROUND FLOOR  
893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.