



Peregrine Drive, Sittingbourne

GUIDE PRICE £325,000-£350,000 Welcome to a charming, detached property that is up for sale and in good condition. This home is a friendly haven, perfect for families who crave a warm and welcoming space. The property boasts three beautiful bedrooms, each basking in an abundance of natural light. Bedroom one is a cosy retreat, bedroom two is a spacious double room, and bedroom three, though slightly smaller, is a delightful single room.

The heart of the home is unquestionably the reception room. Separate and offering a serene view of the garden, it's the perfect place to sit back, relax, and watch the seasons change right before your eyes. The house also features a well-equipped kitchen, ready for you to whip up your favourite meals.

One of the unique features of this property is the garage, offering additional storage or workspace. Additionally, parking is never a problem with dedicated space available. As an added bonus, there is a lovely conservatory, a tranquil spot to enjoy your morning coffee or unwind at the end of a long day.

Situated in a prime location, this property enjoys the benefit of public transport links, local amenities, and schools nearby. This is an excellent opportunity to acquire a home in a convenient location where everything you need is within easy reach.

This property is a hidden gem, offering comfortable living spaces, unique features, and an excellent location. It's not just a house, it's a home waiting for a family to fill it with love and laughter.

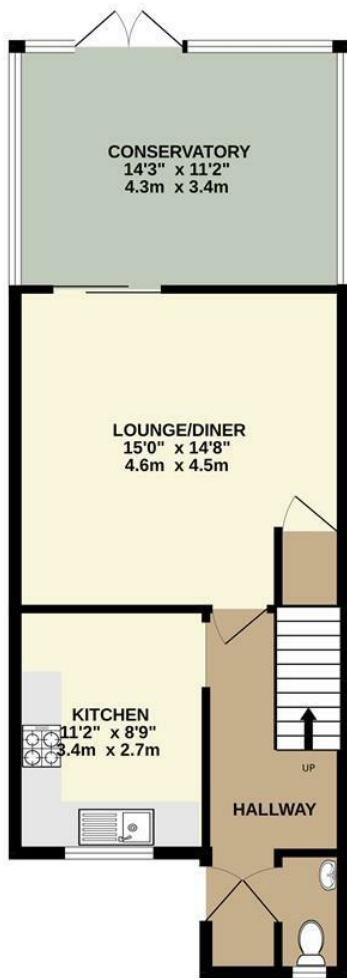
Asking Price £325,000

- Three Bedroom Detached Family Home
- Located on the South Side of Sittingbourne
- Garage and Driveway
- Spacious Conservatory
- Fitted Kitchen and Modern Bathroom
- Downstairs Cloakroom
- Great Links with Local Schools
- EPC Rating - C (71)
- Council Tax Band - D
- Freehold

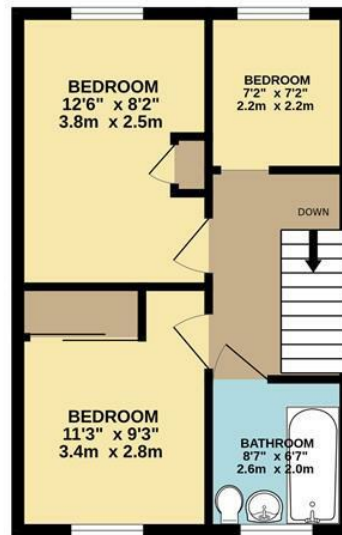




GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (87.9 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) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.