



Bluebell Drive, Sittingbourne

Welcome to this fantastic detached property, currently up for sale and in great condition. This property is located in the popular Eden Village development and is ideally located for schools and nearby amenities. It's a spacious home, perfect for a large family or for those who love a bit of extra room to spread out. This house is equipped with not one, but two reception rooms. Whether you fancy a formal living room or a cosy snug, the choice is yours. Both rooms provide ample space for relaxation and entertaining, ensuring you can comfortably accommodate your family and guests. The property boasts an impressive five bedrooms, providing plenty of room for everyone. With ample space to create your personal sanctuary, you can rest assured that your comfort has been taken into account. Let's talk about the heart of the home, the kitchen. This area is the perfect blend of functionality and style. It features a utility room, providing you with a dedicated space for your laundry and additional storage. It is the ideal place to prepare your favourite meals while enjoying the company of your loved ones. Finally, with four bathrooms in the home, morning rushes will become a thing of the past. These rooms provide plenty of space and comfort for everyone in the house. In summary, this detached house for sale, in good condition, is a wonderful opportunity for those seeking spacious and comfortable living. With two reception rooms, five bedrooms, four bathrooms and a kitchen with a utility area, it ticks all the boxes for a perfect family home.

Asking Price £500,000

- Five Bedroom Detached Family Home
- Popular Eden Village Development
- Well maintained throughout
- En-Suite Shower Room to Master Bedroom
- Shower Room to the 2nd Floor
- Downstairs Cloakroom
- Two Reception Rooms
- EPC Rating - C (87)
- Freehold
- Council Tax Band - F





Approximate Gross Internal Area (Including Low Ceiling) = 171 sq m / 1837 sq ft
 Garage = 15 sq m / 161 sq ft



Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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.