



Mulberry Way, Sittingbourne



GUIDE £450,000-£500,000 DETACHED FAMILY HOME ON GREAT EASTHALL. An early viewing is recommended, LambornHill offer to let this 4 bedroom detached house on the popular Great Easthall development. The property is well prepared for family life, offering 4 good sized bedrooms - the master with En-Suite shower room and a separate family bathroom. On the ground floor there is a good sized Lounge/Diner, Study/Playroom and Kitchen with plenty of storage space and Integrated appliances. Externally the property offers an enclosed Rear Low Maintenance Garden and has a Garage & Driveway giving parking for 2 vehicles. Call 01795 293000 to book your viewing. Council Tax Band E

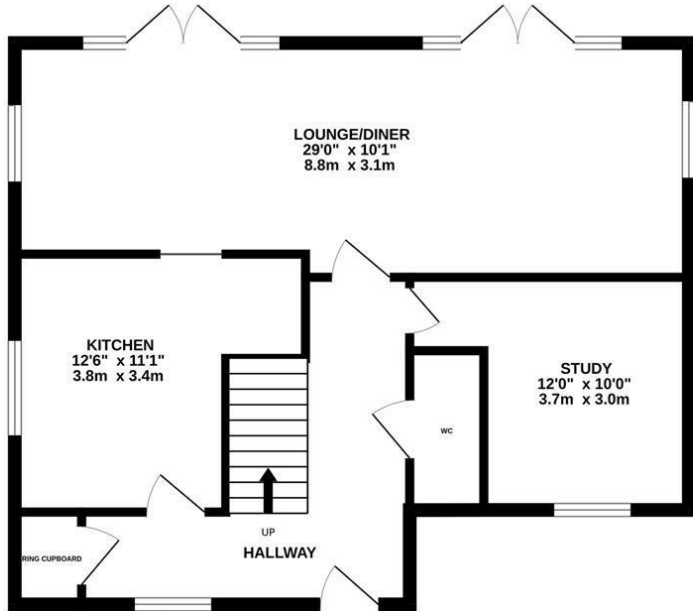
Price Guide £450,000

- GREAT EASTHALL DEVELOPMENT!
- 4 Bedroom Detached Family Home
- Garage & Driveway Parking
- Master Bedroom With En-Suite
- Study/Playroom
- Enclosed Rear Garden
- Council Tax Band E
- EPC 74 (C)
- Reservation Fee £369 Deposit £1846
- Call Immediately To View!

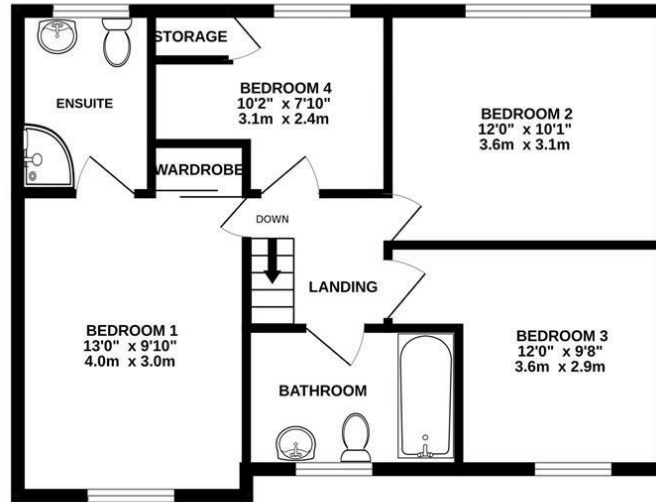




GROUND FLOOR
652 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.6 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		84
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
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 <small>EU Directive 2002/91/EC</small>		

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.