



Bristol Close, Sittingbourne

New to the market, this immaculate family home on Bristol Close was built in 2015 by Redrow in the "Archer's Park" development, ensuring quality and style. The property features three spacious double bedrooms, perfect for a growing family.

The ground floor includes a cozy lounge at the front, an open-plan kitchen/diner at the rear, and a convenient WC. Upstairs, the master bedroom boasts an en-suite with a triple and double wardrobe, and a double wardrobe in bedroom two.

Externally, there is a lovely rear garden, and part of the garage has been converted into a home office. Located within the catchment area of popular schools and with easy access to the A249, M2, and M20, this home is ideal for commuters.

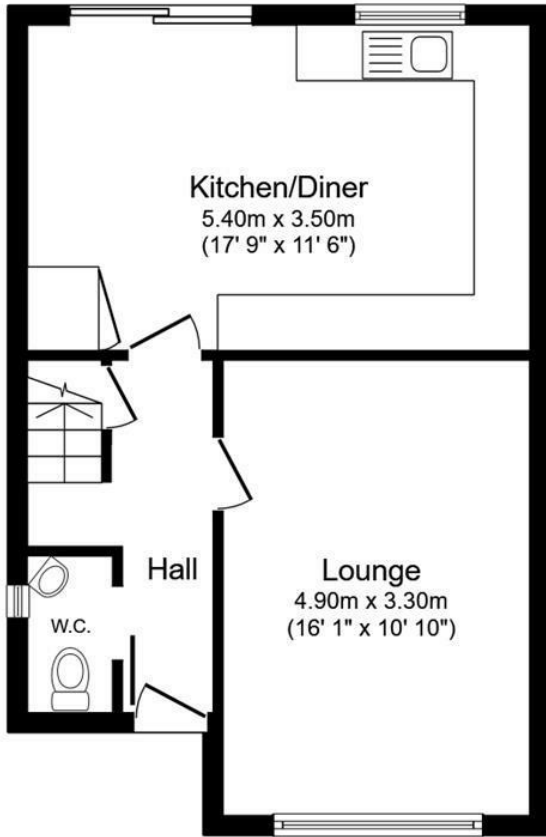
Demand is expected to be high due to the quality of the accommodation. Early viewing is strongly advised. Call now to view this exceptional property!

Offers In The Region Of £400,000

- Freehold
- Council Tax Band - D
- EPC Rating B (81)
- Off Street Parking For 3 - 4 Cars
- Easy Motorway Access
- Three Double Bedrooms
- Beautifully Presented
- Stunning Family Home
- Versatile Outbuilding
- Must See!

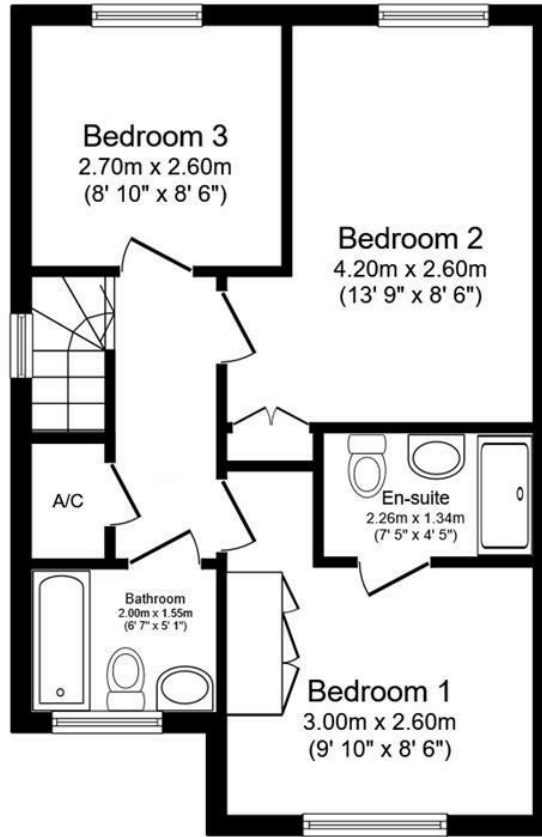






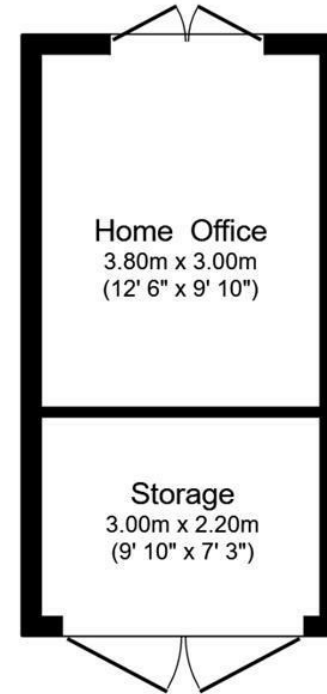
Ground Floor

Floor area 43.6 m² (469 sq.ft.)



First Floor

Floor area 43.6 m² (469 sq.ft.)



Second Floor

Floor area 18.1 m² (195 sq.ft.)

TOTAL: 105.3 m² (1,133 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		81	
(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			

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