



Hustlings Drive, Eastchurch, Isle Of Sheppey

Prepare to fall in love with this absolutely exceptional detached home offering four bedrooms, located in the ever popular Kingsborough Manor development in Eastchurch. LambornHill Estate Agents are delighted to be the marketing agent of this superb property. The accommodation is both spacious and presented beautifully and we urge you to arrange your internal viewing as soon as possible. On arrival, you will instantly be attracted to this house. It has tremendous kerb appeal with gorgeous outside lighting making it look attractive even at night time.

As you enter the property, there is an impressive entrance hall and an extremely spacious downstairs toilet. The lounge is cosy and flooded with natural light but the true heart of the home has to be the kitchen/diner. This wonderful space is perfect for families to come together socially. The kitchen features all integrated appliances as you would expect along with additional extras such as a wine cooler, induction hob and four ovens! Other added extras in the house include separate heating for upstairs & downstairs, designer radiators, and bespoke plastering and coving. The conservatory offers more additional room to sit and enjoy the garden views. There is also the added bonus of a utility room and direct access to the garage. Upstairs, there are three good size bedrooms, family bathroom and a master bedroom featuring an en-suite and real wood flooring. If this wasn't enough to tempt you then maybe the garden will? This fantastic space offers a vast amount of decked area and a truly magnificent Koi pond as the main feature. In addition to all of this, there is a double garage and a driveway for multiple cars.

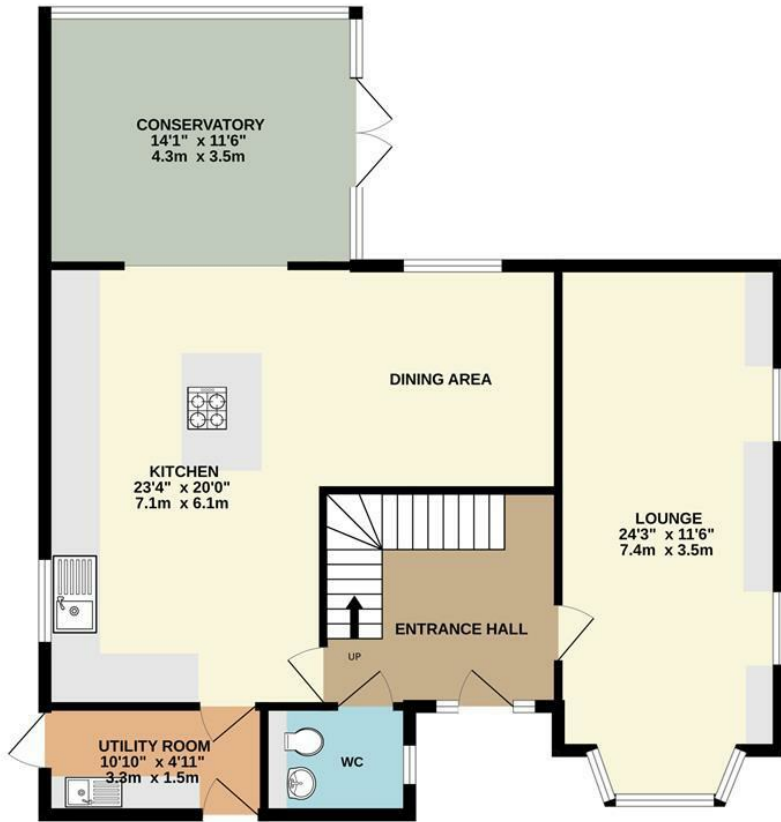
Offers Over £600,000

- Offers over £600,000
- Four Bedroom Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Kitchen/Diner
- Utility Room
- Double Garage & Driveway
- Council Tax Band: F Freehold
- EPC Rating: C

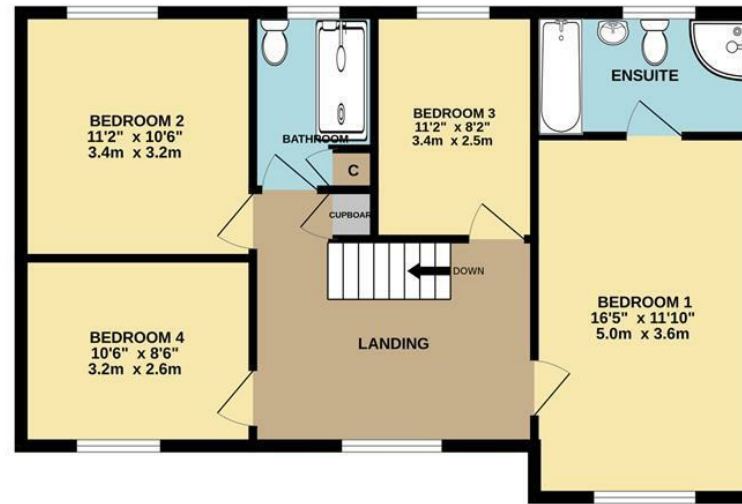




GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1766sq.ft. (164.1 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			
(81-91) B			
(69-80) C		72	81
(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.