



Merleburgh Drive, Kemsley, Sittingbourne

Guide Price £325,000

Key Features

- Three Bedroom End Of Terrace House
- Stylishly extended kitchen/diner with double doors to the garden
- Off-street parking for up to five vehicles – rare for this style of home
- Bright lounge with built-in media wall, perfect for modern living
- Two spacious double bedrooms with large fitted wardrobes
- Recently added porch for practical everyday storage and entry
- Private garden with tree-lined backdrop and side access
- Excellent location near schools, green spaces, and Kemsley Station
- EPC Awaited
- Council Tax Band C

Property Summary

*** GUIDE PRICE £325,000-£335,000*** Ideal for ambitious first- and second-time buyers, this stylish three-bedroom end-of-terrace home offers the perfect blend of comfort, space, and practical upgrades—all within a modern, family-oriented neighbourhood.



Porch

Lounge
14'8 x 15'5

Kitchen Diner
8'7 x 14'8
Extension adds an additional 8'10 x 10'8

W/C
2'11 x 8'11

Bedroom One
12'8 x 8'5

Bedroom Two
11'9 x 8'5

Bedroom Three
6'1 x 7'7

Bathroom
5'7 x 7'1



Property Overview

A convenient front porch welcomes you in, creating a tidy and functional space for coats and shoes. Step through to the bright and well-finished lounge, complete with a contemporary fitted media wall, ideal for relaxing and entertaining. An open-plan feel continues into the extended kitchen/diner, which offers ample room for everyday living and hosting guests, with sleek finishes, generous storage, and double doors leading directly into the garden. A convenient downstairs W/C and shower enhances day-to-day practicality.

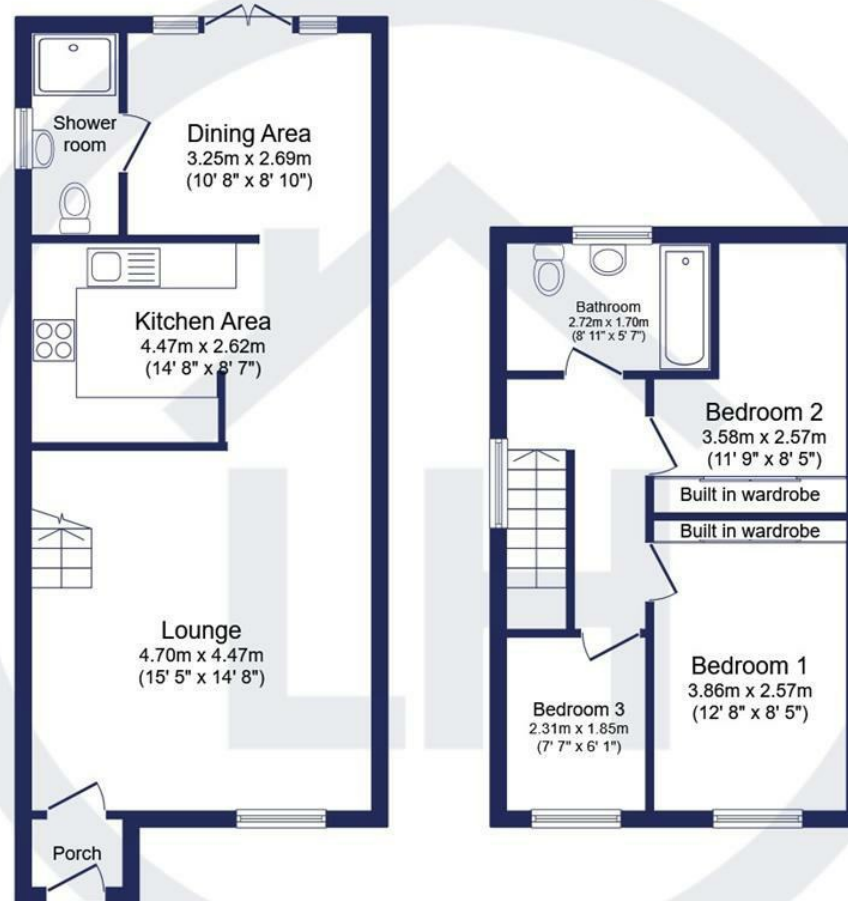
Upstairs, the home features two generous double bedrooms, both equipped with built-in wardrobes, offering organised living without compromising space. A third single bedroom provides flexibility for a home office, nursery or dressing room, while the modern family bathroom completes the upper floor.

Outside, the private garden benefits from a peaceful, tree-lined backdrop and extends to the side of the property, where you'll find off-street parking for up to five vehicles—a rare and standout feature.

Finished to a great standard and with thoughtful extensions already in place, this is a property that's ready to grow with you. A perfect match for buyers looking to step up, settle in, and enjoy everything a well-located, thoughtfully enhanced home has to offer.

About The Area

Located in the growing community of Kemsley, Merleburgh Drive benefits from a well-connected and increasingly sought-after setting—ideal for those looking to balance professional progress with a comfortable home life. The property is just a short walk from Kemsley Station, offering direct links to Sittingbourne and connecting services to London, making daily commutes practical and stress-free. A variety of local amenities, including supermarkets, convenience stores, and takeaways, are close by, while Sittingbourne town centre is just a few minutes' drive away, providing wider shopping, leisure, and dining options. Families are well catered for with nearby primary schools such as Kemsley Primary Academy, and several well-regarded secondary schools in the Sittingbourne area. Green space is easy to find too, with Milton Creek Country Park nearby—perfect for outdoor exercise, weekend strolls, or dog walking. With reliable transport links, schooling options, and a friendly, residential feel, this area continues to attract buyers looking for quality homes with long-term potential.



Ground Floor
 Floor area 47.9 sq.m. (516 sq.ft.)

First Floor
 Floor area 34.1 sq.m. (367 sq.ft.)

Total floor area: 82.0 sq.m. (883 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		
Very energy efficient - lower running costs	Current	Potential
(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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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.

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