



Crocus Drive, Sittingbourne

£375,000

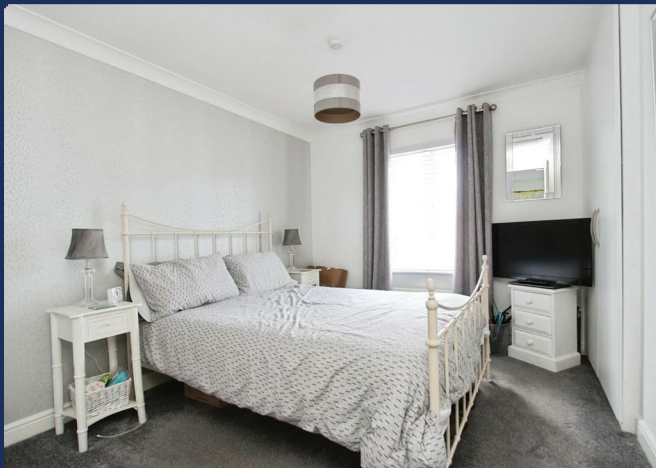
Key Features

- Three Bedroom Detached House
- Three Bathrooms – Includes a family bathroom, ensuite to master, and a downstairs W/C for added convenience.
- Two Bay-Fronted Reception Rooms – Bright and versatile lounge and dining room, ideal for families or entertaining.
- Well-Equipped Kitchen with Utility Room – Dedicated laundry space and rear garden access via utility.
- Spacious Driveway & Garage – Off-road parking for 2–3 cars plus a secure garage for storage or conversion potential.
- Generous South-Facing Garden – Deceptively large and well-shaped (approx. 50m² excl. garage), perfect for relaxing or play.
- Double Bedrooms with Built-in Wardrobes – Plenty of integrated storage in both main bedrooms.
- Popular Family Location – Situated in south Sittingbourne close to great schools, shops, parks, and transport links.
- EPC Grade B (81 Expired - Awaited)
- Council Tax Band D



Property Summary

Lamborn Hill is delighted to present this beautifully maintained and deceptively spacious three-bedroom, three-bathroom family home with generous living areas and a private garage. Perfectly located on the sought-after Crocus Drive, this property blends modern comfort with versatile layout options, making it ideal for growing families or those seeking additional space to spread out.



Property Overview

As you enter, you're greeted by a welcoming hallway with stairs ahead. To the left, a bright and inviting lounge with a bay window and double doors leads directly to the rear garden. To the right is the formal dining room, also featuring a bay window, creating a lovely flow of natural light throughout the ground floor. The dining room continues through to the modern kitchen, with ample countertop space and cabinetry. Just off the kitchen is a dedicated utility room with garden access, which also connects to a handy under-stair W/C for guests.

Upstairs, the home features two generously sized double bedrooms, each with dual built-in storage/wardrobe spaces, while the master bedroom includes a well-appointed en-suite. A third bedroom offers flexibility as a child's room, office, or guest space, and the contemporary family bathroom completes the first floor.

Externally, the rear garden offers over 50m² of outdoor space (excluding the garage), cleverly shaped to maximise both privacy and usability. The driveway provides off-street parking for 2–3 cars, and the garage gives additional storage or potential for workshop space.

A fantastic home in a popular area — early viewing is highly recommended.

About The Area

Crocus Drive is ideally located in a popular residential part of south Sittingbourne, offering a strong blend of suburban tranquillity and practical convenience. Families will benefit from a wide selection of highly regarded primary and secondary schools within a 1.5-mile radius, including Westlands School and South Avenue Primary, both well-rated and easily accessible on foot or by bus.

The property sits just 1.2 miles from Sittingbourne town centre, where you'll find a range of amenities including supermarkets, high street shops, cafés, restaurants, and leisure facilities. The Forum Shopping Centre and Sittingbourne Retail Park provide a wide variety of options for day-to-day needs and weekend browsing alike.

Sittingbourne Train Station, located approximately 1.4 miles away, offers regular and direct services to London Victoria, St Pancras International, and Canterbury, making commuting to the capital or surrounding areas both practical and efficient. For those travelling by car, access to the A2, M2, and M20 is straightforward, placing Maidstone, Medway, and the coast within easy reach.

Green spaces and recreation are nearby too. King George's Playing Field, Milton Creek Country Park, and several children's play areas are within walking distance — ideal for young families or those who enjoy a morning stroll or weekend picnic.

Crocus Drive sits within a quiet, community-focused development with a friendly neighbourhood feel, making it a great choice for buyers looking to lay down roots in a well-connected yet peaceful location.



Lounge

18'7 x 10'7

Dining Room

14'6 x 8'9

Kitchen

10'0 x 8'9

Utility Room

6'4 x 6'2

Bedroom One

11'5 x 10'10

En-Suite

7'1 x 5'8

Bedroom Two

10'8 x 9'1

Bedroom Three

9'6 x 6'10

Bathroom

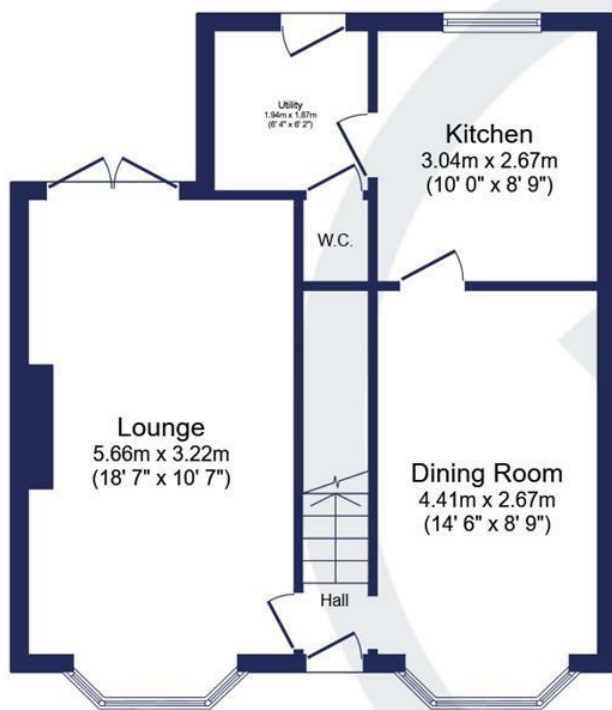
8'6 x 6'5

Garage

17'6 x 8'7

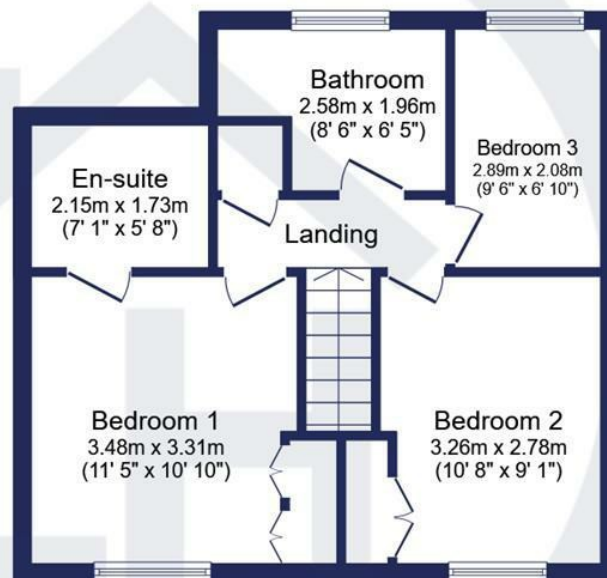


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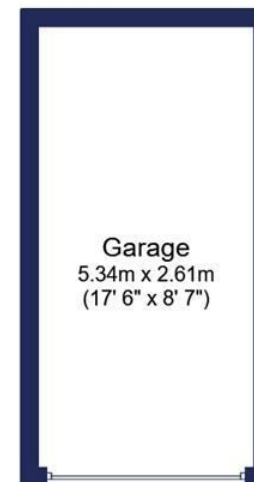
Ground Floor

Floor area 49.2 sq.m. (530 sq.ft.)



First Floor

Floor area 41.9 sq.m. (452 sq.ft.)



Garage

Floor area 13.9 sq.m.
(150 sq.ft.)

Total floor area: 105.1 sq.m. (1,131 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		
(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.

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