Asking Price £300,000

Granville Road, Sheerness

3 1 2

Summary of Granville Road

Three-bedroom detached new-build home • Individually designed property • Expansive open-plan living space • Contemporary finish throughout • Impressive top-floor room • Dramatic floor-to-ceiling feature window • Private rear garden • Striking modern design • Ready for its first owners • Exceptional family home

Key Features

- READY FOR ITS FIRST OWNERS
- INDIVIDUALLY DESIGNED THREE BEDROOM DETACHED HOME
- EXPANSIVE OPEN-PLAN LIVING SPACE
- CONTEMPORARY FITTED KITCHEN
- ARRANGED ACROSS THREE FLOORS
- DRAMATIC FLOOR-TO-CEILING FEATURE WINDOW
- IMPRESSIVE TOP-FLOOR ROOM
- STYLISH FOUR-PIECE FAMILY BATHROOM
- EPC AWAITED
- COUNCIL TAX BAND - D

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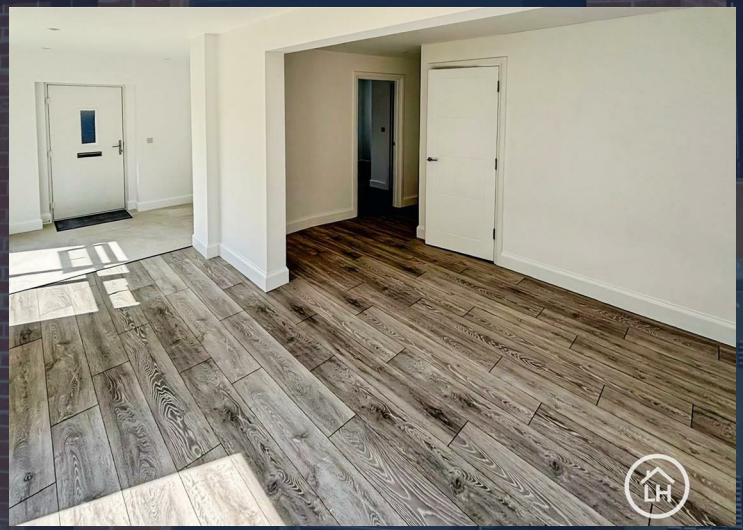


Property Overview

This individually designed three bedroom detached new build home offers spacious, contemporary accommodation arranged across three floors, with excellent natural light and a finish ready to move straight into.

Stepping inside, the ground floor immediately impresses with its generous proportions and flowing layout. The substantial open-plan living, dining and kitchen space creates an excellent setting for everyday life and entertaining, with large glazed doors and windows allowing natural light to flood through the property and providing direct access to the rear garden. The contemporary fitted kitchen sits naturally within the space, creating a sociable heart to the home.

Across the upper floors are well-proportioned bedrooms alongside a stylish family bathroom, finished with both a separate shower enclosure and bath.

A real highlight is the impressive top-floor room. The dramatic floor-to-ceiling feature window follows the roofline of the property, flooding the space with light and creating a distinctive architectural feature alongside far-reaching views across the surrounding area.

Externally, the private rear garden has been designed for easy maintenance, combining artificial lawn with a paved seating area adjoining the property.

About The Area

Granville Road is situated in the established coastal town of Sheerness on the Isle of Sheppey, placing the property within convenient reach of the town's everyday amenities, shops and transport connections.

Sheerness town centre provides a good range of shopping and local services, while the seafront and beach offer somewhere to enjoy the island's coastal setting. The wider Isle of Sheppey also provides a mixture of coastline, countryside and nature reserves.

For commuters, Sheerness railway station provides services towards Sittingbourne, where connections are available towards London and the wider Kent rail network. Road links via the A249 provide access off the island towards Sittingbourne, the M2 and surrounding areas.

• Ground Floor •

Reception Area

7.09m x 3.00m (23'3 x 9'10)

•• First Floor ••

Bedroom / Office / Games Room

3.78m x 1.91m (12'5 x 6'3)

W/C

2.03m x 1.27m (6'8 x 4'2)

Kitchen / Lounge

7.09m x 3.30m (23'3 x 10'10)

Bedroom Two

3.45m x 3.20m (11'4 x 10'6)

Bathroom

2.84m x 1.83m (9'4 x 6'0)

••• Second Floor•••

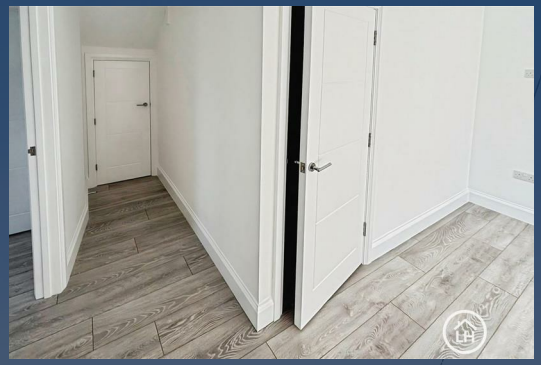
Main Bedroom

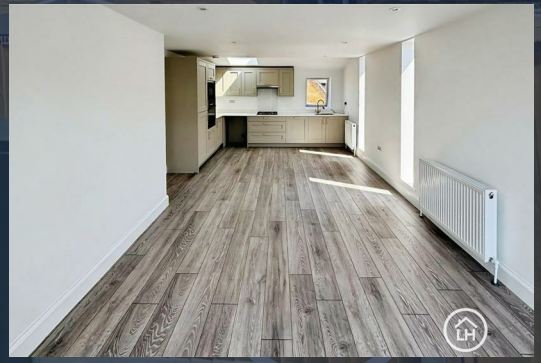
6.86m x 4.75m (22'6 x 15'7)

About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.





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Ground Floor First Floor Second Floor

Total floor area: 134.6 sq.m. (1,449 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

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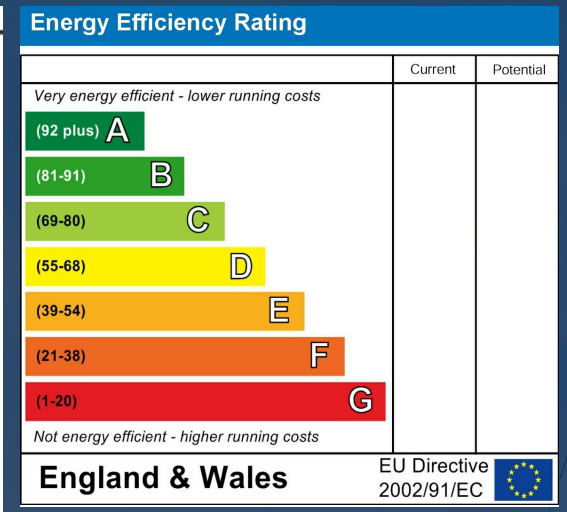

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