



Applegarth Road, Sittingbourne, Kent, ME10 2XE
Offers In Excess Of £450,000



****GUIDE PRICE £450,000 - £475,000** **AIR CONDITIONING FITTED**** Located within a modern development on Applegarth Road in Sittingbourne, this beautifully presented four-bedroom detached home was constructed in 2022 and offers spacious, contemporary accommodation ideal for family living. Presented in turn-key condition, the property also benefits from the remainder of its NHBC warranty, providing additional peace of mind for prospective buyers.

The property is approached via an attractive front garden and a generous driveway, providing off-road parking for approximately three vehicles whilst providing access to the garage.

Stepping inside, the welcoming entrance hall provides access to a spacious sitting room, enhanced by a bay window which allows plenty of natural light to fill the space. At the heart of the home is the spacious open-plan kitchen/dining room, perfectly suited to both everyday family life and entertaining. The kitchen is well equipped with a range of built-in appliances, while French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces. A downstairs WC completes the ground floor.

Upstairs, the property offers four well-proportioned bedrooms, comprising three doubles and a generous single. The principal bedroom benefits from built-in storage and an en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms.

A huge additional benefit within the property is the luxurious air conditioning, essential on those hot summer days, with units located in the sitting room and principal bedroom.



LOCATION

This family home is conveniently situated near local schools, shops, and amenities. It offers easy access to Sittingbourne town centre and its mainline railway station, with regular services to London. Commuters will appreciate the excellent road links via the A2 and M2, and nearby green spaces and leisure facilities enhance its desirability.

ACCOMMODATION

GROUND FLOOR:

Entrance hall

Sitting Room

Kitchen/dining area

Utility

W.C.

FIRST FLOOR:

Principal bedroom

En-suite shower room

Bedroom 2

Bedroom 3

Bedroom 4

Family bathroom

EXTERNALLY:

Garage

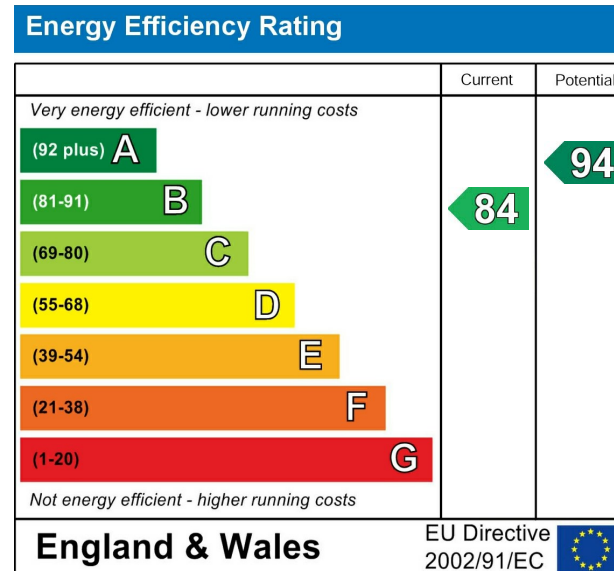
Driveway

Front garden

Rear garden

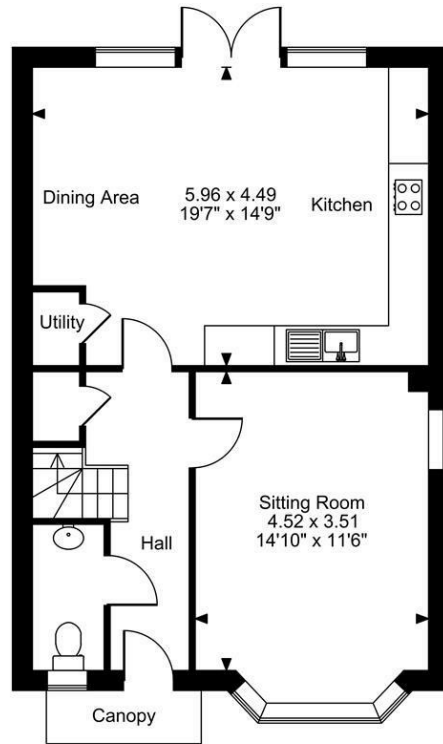
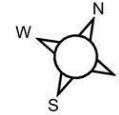
VIEWINGS:

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

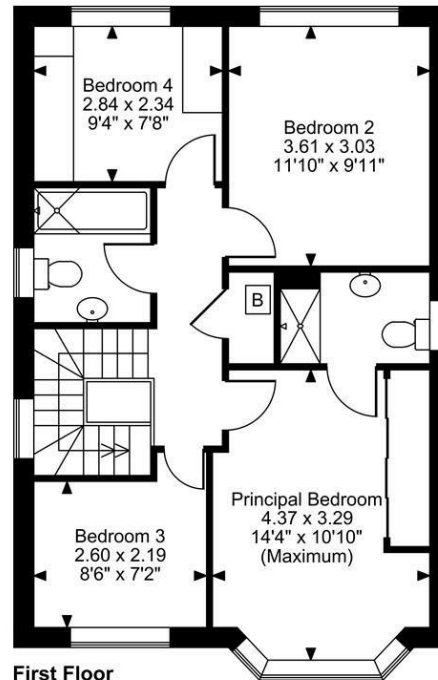


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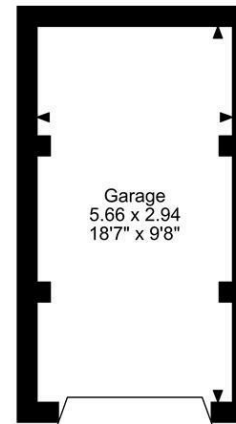
Applegarth Road, Sittingbourne
Approximate Gross Internal Area
Main House = 1161 Sq Ft/108 Sq M
Garage = 179 Sq Ft/17 Sq M
Total = 1340 Sq Ft/125 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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